

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RECORDED
FEB 21 PM '80
GREENVILLE
SHERSLEY

BOOK 1495 876

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 12th day of February, 19 80,
among Lewis W. and Martha O. Bates (hereinafter referred to as Mortgagor) and FIRST
UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):

WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which
Mortgagor has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of
Three Thousand, One Hundred and no/100ths (\$ 3,100.00), the final payment of which
is due on February 15, 19 85, together with interest thereon as
provided in said Note, the complete provisions whereof are incorporated herein by reference;

AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest
thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the
Note and this Mortgage by the conveyance of the premises hereinafter described:

NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in
hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,
assigns and releases to Mortgagee, its successors and assigns, the following described premises located in
Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of
Greenville, State of South Carolina, being known and designated as Lot 3 as shown on a
plat of "Property of P.B. and Billie J. McCrary" as recorded in the RMC Office for Green-
ville County, South Carolina in Plat Book CCC, Page 137, and having, according to said plat
the following metes and bounds:

BEGINNING at an iron pin on Trammell Road, joint front corner of Lots 3 and 4 and running
thence with said road, N 69-36 E 145.2 feet to an iron pin at the intersection of Trammell
Road and Blanche Drive; then with the curve of Blanche Drive the cord of which is S 26-91
E 25 feet; thence along Blanche Drive S 3-58 W 135 feet to an iron pin, joint corner of
Lots 3 and 13; then along the common line of Lots 3 and 13 N 61-0 E 63.2 feet to an iron
pin; then N 26-30 W 193.1 feet along the common line of Lots 3 and 4 to an iron pin on
Trammell Road, the point of beginning.

This mortgage is junior and second in lien to that certain note and mortgage given to
First Federal Savings & Loan Association, Greenville, South Carolina, dated February 19,
1980, as recorded in the RMC Office for Greenville County, South Carolina in Mortgage
Book 1445, Page 212, on February 19, 1980.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Eddie Ben
Cannon and Frances M. Cannon as recorded in the RMC Office for Greenville County, South
Carolina in Deed Book 1120, Page 754, on February 19, 1980.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises
belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements,
fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or
articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light,
power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm
doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of
said real estate whether physically attached thereto or not).

TO HAVE AND TO HOLD the same with all privileges and appurtenances thereunto belonging to Mortgagee,
its successors and assigns, forever, for the purposes hereinafter set out and Mortgagor covenants with Mortgagee,
its successors and assigns, that Mortgagor is seized of, and has the right to convey, the premises in fee simple;
that the premises are free and clear of all encumbrances except for a prior Mortgage, if any; and that Mortgagor
will warrant and defend title to the premises against the lawful claims of all persons whomsoever.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above
mentioned Note in the amounts, in the manner and at the place set forth therein. This Mortgage secures payment
of said Note according to its terms, which are incorporated herein by reference.

2. TAXES. Mortgagor shall pay all taxes, charges and assessments which may become a lien upon the
premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to
Mortgagee (at its request) official receipts evidencing payment thereof. In the event of the passage after the date
of this Mortgage of any law imposing a federal, state or local tax upon Mortgage or debts secured thereby, the
whole principal sum (together with interest) secured by this Mortgage shall, at the option of Mortgagee, its
successors and assigns, without notice become immediately due and payable.