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HUD FORM 6238 (S.C.) (3/27/71)

SONNENBERG ENGINEERS

MORTGAGE OF REAL ESTATE

State of South Carolina County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

This Mortgage made on or as of the 4th day of March 19 81 between J. Wilbur Walker & Isaac J. Jones in the City of Greenville the State of South Carolina and the United States of America, acting by and through the Department of Housing and Urban Development, having a Regional Office at Room 645 Peachtree-Seventh Building in the City of Atlanta, County of Fulton, and State of Georgia.

WITNESSETH, that to secure the payment of an indebtedness in the principal amount of Ten Thousand One Hundred Fifty & No/100 Dollars (\$ 10,150.00) with interest thereon, which shall be payable in accordance with a certain note, bond or other obligation (which note, bond or obligation is hereinafter called "Note"), bearing even date herewith, a true and correct copy of which, exclusive of the signature of the Mortgagor, marked "Schedule A", is annexed hereto and made a part hereof, and all other indebtedness which the Mortgagor is obligated to pay to the Mortgagee pursuant to the provisions of the Note and this Mortgage, the within written Mortgage is given.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the said Mortgagee, its successors and assigns, the following described real estate, to wit:

ALL that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 3 as shown on the plat of property of J. Malvin Hunt made December 9, 1947, by Pickell and Pickell, Engineers, which plat is recorded in the RMC Office for Greenville County in Plat Book R at page 171, said property having the following metes and bounds to-wit:

BEGINNING at a point on the Eastern side of Leach Street, running thence with said street N 29-59 E 53 feet, to an iron pin; thence with the joint line of Lots 3 and 4 S 59-01 E 108.5 feet to an iron pin; thence running with the joint line of Lot 3 and Lots 6 and 7 S 33-50 W 53.1 feet to an iron pin; running thence with the joint line of Lots 2 and 3 N 59-01 W 104.9 feet to the point of beginning.

THIS property is known and designated as Block Book No. 75-3-2.5.

BEING the same property conveyed to J. Wilbur Walker by deed of Frank P. McGowan Jr., as Master, recorded in the RMC Office for Greenville County in Deed Book 1068 at page 455, on November 15, 1977. Subsequently J. Wilbur Walker conveyed a 1/2 interest to Isaac J. Jones, as shown in deed recorded in Deed Book 1070 at page 965, on December 29, 1977.

THIS mortgage is junior and subordinate to a mortgage executed by Isaac J. Jones to J. Wilbur Walker; recorded in REM Book 1419 at page 820, on December 29, 1977.

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TOGETHER with all appurtenances thereto and all the estate and rights of the Mortgagor in and to such property or in any wise appertaining thereto; all buildings and other structures now or hereafter thereon erected or installed, and all fixtures and articles of personal property now or hereafter attached to, or used in, or in the operation of, any such land, buildings or structures which are necessary to the complete use and occupancy of such buildings or structures for the purposes for which they were or are to be erected or installed, including, but not limited to, all heating, plumbing, bathroom, lighting, cooking, laundry, ventilating, refrigerating, incinerating and air-conditioning equipment and fixtures, and all replacements thereof and additions thereto, whether or not the same are or shall be attached to such land, buildings or structures in any manner.

TOGETHER with any and all awards now or hereafter made for the taking of the property mortgaged hereby, or any part thereof (including any easement), by the exercise of the power of eminent domain, including any award for change of grade of any street or other roadway, which awards are hereby assigned to the Mortgagee and are deemed a part of the property mortgaged hereby, and the Mortgagee is hereby authorized to collect and receive the proceeds of such awards, to give proper receipts and acquittances therefor, and to apply the same toward the payment of indebtedness secured by this Mortgage, notwithstanding the fact that the amount owing thereon may not then be due and payable; and the Mortgagor hereby agrees, upon request, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning each such award to the Mortgagee, free, clear and discharged of any encumbrances of any kind or nature whatsoever; and

TOGETHER with all right, title and interest of the Mortgagor in and to the land lying in the streets and roads in front of and adjoining the above described land (all the above described land, buildings, other structures, fixtures, articles of personal property, awards and other rights and interests being hereinafter collectively called the "mortgaged property").

TO HAVE AND TO HOLD the mortgaged property and every part thereof unto the Mortgagee, its successors and assigns forever for the purposes and uses herein set forth.

AND the Mortgagor further covenants and agrees with the Mortgagee, as follows:

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