

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this APR 13th 08 PM '81 day of April, 19 81,
among KENNETH T. SANDEFUR and FRANCES L. SANDEFUR (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
FIFTEEN THOUSAND AND NO/100 (\$ 15,000.00), the final payment of which
is due on May 15 19 91, 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: and being located on the
northern side of Bennetts Bridge Road and being shown and designated as
a 3 acre tract on plat of property entitled "Survey for Edgar Sanders"
prepared by C. O. Riddle on May 10, 1978, and recorded in the RMC Office
for Greenville County in Plat Book 6-P at Page 42 and having according
to said plat, metes and bounds, to-wit:

BEGINNING at a spike in the center of Bennetts Bridge Road at the
joint front corner of property herein and the 3.38 acre tract, iron
pin 26.5 feet back, and running thence N. 5-28 E. 502.36 feet to an
iron pin; thence turning and running S. 73-34 W. 249.93 feet to an
iron pin; thence running S. 48-02 W. 249.22 feet to an iron pin;
thence turning and running S. 44-34 E. 398.08 feet to a spike in
the center of Bennetts Bridge Road, iron pin located 66.3 feet back;
thence turning and running along the center of Bennetts Bridge Road,
N. 77-56 E. 100 feet to a spike, the point of BEGINNING.

This being the same property conveyed to the Mortgagors herein by deed
of Robert E. Thawley and Nichole Thawley recorded February 22, 1980
in the Greenville County RMC Office.

This mortgage being junior in lien to that certain mortgage in favor
of Juanita Sanders in the amount of \$39,636.73 and recorded in the
Greenville County RMC Office in Book 1496 at Page 216 on February 22,
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.