

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

REC'D S.C. 1530 788
APR 21 PM '81
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 24th day of April, 19 81,
among Austin H. Morgan, Jr. & Martha D. Morgan (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
TWENTY ONE THOUSAND AND NO/100 (\$ 21,000.00), 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:

ALL that certain piece, parcel or lot of land with the buildings and improvements
thereon, lying and being on the southerly side of Hunting Hollow Road, near the City
of Greenville, S.C., being known and designated as Lot No. 107 on plat of Foxcroft,
Section I, as recorded in the R.M.C. Office for Greenville County, S.C., in Plat
Book 4F, Pages 2, 3 and 4 and having, according to said plat, the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Hunting Hollow Road, said pin
being the joint front corner of Lots 107 and 108 and running thence with the common
line of said lots S 10-09 E 165 feet to an iron pin, joint rear corner of Lots 107
and 108; thence N 79-51 E 131.9 feet to an iron pin, the joint rear corner of Lots
106 and 107; thence with the common line of said lots N 18-32 E. 150 feet to an iron
pin on the southerly side of Hunting Hollow Road; thence with the southerly side of
Hunting Hollow Road N 76-04 W 40 feet to an iron pin; thence N 85-09 W 50 feet to
an iron pin; thence S 84-51 W 50 feet to an iron pin; thence S 79-51 W 68.9 feet
to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagors by deed of Elmer Creighton and
Jacqueline Creighton recorded August 2, 1979 in Deed Book 1108 at Page 458.

This mortgage is second and junior in lien to that certain mortgage given to First
State Savings and Loan Association recorded August 2, 1979 in REM Book 1475 at
Page 684, R.M.C. Office for Greenville County, S.C.

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 and any other Note obligations of mortgagor which are secured by Liens which have priority over the Note
obligation herewith secured 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 will pay all taxes, assessments, water rates, and other governmental or municipal
charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mort-
gagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagee. If the mortgagor
fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like,
then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of
said mortgagee.