

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) FILED
GREENVILLE S.C.

BOOK 1545 PAGE 336
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 22nd day of June, 19 81,
among Joseph Archer Todd, Jr. and Elizabeth Ann Todd (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-five Thousand and no/100----- (\$ 25,000.00), the final payment of which
is due on July 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 piece, parcel or lot of land with all buildings and improvement
thereon, situate, lying and being on the northwestern side of Rockwood
Drive and on the southern side of Meyers Drive (formerly known as
Marietta Street) in the City of Greenville, Greenville County, South
Carolina being known and designated as Lot No. 32 as shown on a plat
entitled ROCKWOOD PARK made by Pickell & Pickell Engineers dated
August 24, 1948, revised October 5, 1948, recorded in the R.M.C. Office
for Greenville County, South Carolina in Plat Book S at Page 168 and
169 and having according to a more recent survey by R. W. Dalton dated
June 11, 1954 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Rockwood Drive at
the joint front corner of lots nos. 32 and 33 and running thence along
the line of lot 33, N. 51-34 W. 167.2 feet to an iron pin in the line
of lot no. 31; thence along the line of lot no. 31, N. 44-06 E. 152.8
feet to an iron pin on the southern side of Meyers Drive; thence with the
southern side of Meyers Drive, S. 68-51 E. 48.7 feet to an iron pin; thence
with the curve of the intersection of Meyers Drive and Rockwood Drive the
chord of which is S. 15-07 E. 130.2 feet to an iron pin on the northwestern
side of Rockwood Drive; thence with the northwestern side of Rockwood
Drive, S. 38-26 W. 88.3 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by
deed of Louis A. Seaborn, Jr. to be recorded herewith.

*This mortgage is a second mortgage junior in lien to The American Federal Mortgage**
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.