

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

1047-00235
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 14th day of July, 19 81,
among LEIF G. PERSSON & MAUREEN PERSSON (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 August 15, 1991 19 _____, 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 improvements thereon,
situate, lying and being on the eastern side of Heatherbrook Road in
the County of Greenville, State of South Carolina, being shown and desig-
nated as Lot No. 12 on Plat of Foxcroft, Section I, prepared by C. O.
Riddle, RLS, dated September 15, 1969, recorded in Plat Book 4F at page
2 and being described more particularly, according to said plat, to wit:

BEGINNING at an iron pin on the eastern side of Heatherbrook Road at the
joint front corner of Lots No. 12 and 13 and running thence along the
common line of said lots, N. 86-11 E., 215.5 feet to an iron pin at the
joint rear corner of said lots; thence S. 7-04 W., 132.4 feet to an iron
pin at the joint rear corner of Lots No. 11 and 12; thence along the common
line of said lots, S. 86-11 W., 190.5 feet to an iron pin at the joint
front corner of said lots on the eastern side of Heatherbrook Road; thence
along the eastern side of said Road, N. 3-49 W., 130 feet to an iron pin,
the point of beginning.

DERIVATION: Deed of Gerald E. Coleman and Patti S. Coleman recorded July
7, 1981 in Deed Book 1151 at page 316.

It is understood and agreed that this mortgage shall be second and junior
in lien to that certain mortgage held by First Federal Savings and Loan
Association in the original amount of \$59,350.00 recorded in the RMC Office
for Greenville County on July 7, 1981 in Mortgage Book 1546 at page 393.

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.

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