

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 28TH day of September, 19 81,  
among William Gene McElroy (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 October 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 in the State of South Carolina, Greenville  
County, near the City of Greenville, lying on the southern side of Leyswood Drive, being  
known and designated as Lot No. 151 on a plat of Section 3 of Wade Hampton Gardens, pre-  
pared by Piedmont Engineers and Architects, dated March 25, 1964, recorded in the RMC Office  
for Greenville County in Plat Book YY at Page 179, and having, according to said plat,  
the following courses and distances, to-wit:

BEGINNING at an iron pin on the southern side of Leyswood Drive at the joint front corner  
of Lots 151 and 152 and running thence with the southern side of said Drive N. 74-33 E.  
110 feet to an iron pin at the corner of lot 150; thence with the line of lot 150 S. 15-  
27 E. 160 feet to an iron pin in the line of lot no. 155; thence with the line of lots  
155 and 154, S. 74-33 W. 110 feet to an iron pin at the corner of lot 152; thence with the  
line of lot 152, N. 15-27 W. 160 feet to an iron pin on the southern side of Leyswood  
Drive, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Robert M. Teague  
recorded in the RMC Office for Greenville County on October 31, 1972 in Deed Volume 959  
at Page 264.

This mortgage is second and junior in lien to that mortgage given in favor of Cameron  
Brown Company recorded in the RMC Office for Greenville County on October 31, 1972 in  
Mortgages Book 1255 at Page 297 in the original amount of \$33,000.00.

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.