

STATE OF SOUTH CAROLINA)
 COUNTY OF Greenville)

FILED
 OCT 27 3 00 PM '81
 DONNIE S. TANKERSLEY
 R.M.C. day

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 26th day of October, 19 81,
 among Steve Donald Arledge & Lydia C. Arledge (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 November 1 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 situate, lying and being in the
 County of Greenville, State of South Carolina, being known and
 designated as Lot No. 117, as shown on a plat of Super Highway
 Homesites, which plat is of record in the office of the RMC for
 Greenville County in Plat Book P at page 53, Reference to said plat
 being craved for a metes and bounds description thereof.

This is that property conveyed to Mortgagor by deed of Betty H.
 McClain dated concurrently herewith.

This is a second mortgage junior to that of Thomas & Hill, Inc.,
 (The Kissell Company) as recorded in the RMC Office for Greenville
 County, South Carolina, in Mortgage Book 1247 at page 159, and
 having a balance this date of \$12,265.63.

STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY
 STAMP
 TAX
 OCT 27 1981
 \$ 06.00
 FB 112-3

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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