

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GR: First Union S.C.
Charlotte, NC 28288

OCT 24 PH '81

BOOK 1556 PAGE 539

MORTGAGE OF REAL PROPERTY

DONNIE TANKERSLEY
R.M.C.

THIS MORTGAGE made this 28th day of October, 19 81,
among Harold E. Crumley and Myra D. Crumley (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
Ten Thousand and No/100 (\$ **10,000.00**), the final payment of which
is due on November 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 situate, lying and being in the State
and County aforesaid, Oneal Township, about two miles west of Sandy Flat, lying in
the intersection of two State Highways No. 253 and 156, and having a part of tract
No. 1 as shown on Plat of Property of M. L., G. R. and M. M. Crumley made by M. S.
Brockman, Registered Surveyor, April 22nd 1949, and being the tract conveyed to me
in the division of the said tract of land as shown on said plat, and having the
following courses and distances, to-wit:

BEGINNING on a nail and cap in the center of the intersection of said two highways,
and runs thence with the center of Highway No. 253, N. 15-20 W. 100 feet to a bend;
thence N. 12-06 W. 114.5 feet to a nail and cap in the center of the said highway,
and joint corner of a 40 foot strip being conveyed this day to Rayford C. Crumley;
thence with the common line of this lot and of the 40 foot strip, N. 77-10 E. 330
feet to an iron pin on the Ross line; thence with the said line, S. 19-20 E. 335
feet to a nail and cap in the center of Highway No. 156 (iron pin back on line at
24 feet); thence with the center of the highway No. 156 N. 62-00 W. 100 feet to a
bond; thence N. 77-00 W. 100 feet to a bond; thence S. 80-10 W. 196 feet to the
beginning corner, containing One and Nine Tenths (1.9) acres, more or less.

This is the same property conveyed to the mortgagors herein by deed of M. M.
Crumley which deed is recorded in Deed Volume 810 at Page 72 dated November 28,
1966 and recorded December 1, 1966.

This mortgage is second and junior in lien to that mortgage given in favor of
Travelers Rest Federal Savings & Loan Association (now Poinsett Federal Savings (cont. on
back)

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.