

First Union Mortgage Corp.
Charlotte, NC 28288
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S.C.
OCT 30 10 46 AM '81
DONNIE TANNERSLEY
R.M.C.

BOOK 1538 PAGE 730

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 26 day of October, 19 81,
among Donald J. and Helen L. Hill (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
EIGHT THOUSAND and NO/100----- (\$ 8,000.00), 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
westerly side of Brookmere Road, Greenville County, Town of Simpsonville,
South Carolina, being shown and designated as Lot No. 49 on plat of
Section IV of BELLINGHAM, made by Piedmont Engineers, Architects and
Planners, Surveyors, dated May 14, 1976, recorded in the RMC Office of
Greenville County in Plat Book 5P at page 48, and having, according to
said plat, the following metes and bounds, to wit: BEGINNING at an iron
pin on the westerly side of Brookmere Road at the joint front corner of
Lots 49 and 50 and running thence with the common line of said lots
N. 82-48 W. 150 feet to an iron pin; thence S. 7-12 W. 80 feet to an
iron pin at the joint rear line of lots 48 and 49; thence with the common
line of said lots S. 82-48 E. 150 feet to an iron pin on Brookmere Road;
thence with the western side of Brookmere Road N. 7-12 E. 80 feet to
the point of beginning. This being the same property conveyed to the
Mortgagors herein by deed of Bellingham, Inc. September 26, 1979,
recorded September 28, 1979 in Deed Volume 1112 at page 524.

This mortgage is second and junior in lien to the mortgage given to
Heritage Federal Savings & Loan Association recorded in the RMC Office
for Greenville County, S.C. September 28, 1979 in Mortgage Volume 1482
at page 471.

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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