

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FIRST UNION
CHARLOTTE, NC 28288

BOOK 1556 PAGE 965

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 2nd day of November, 19 81,
among Calvin N. Edwards, Jr. and Patricia C. Edwards (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;

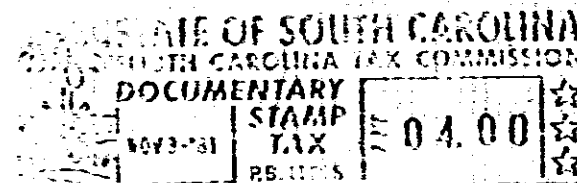
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest
thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the
Note and this Mortgage by the conveyance of the premises hereinafter described:

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 those pieces, parcels or lots of land situate, lying and being in Greenville
County, South Carolina, being shown as Lots lbs. 17 and 18 of the property of
Stella K. Tindall, plat of which is recorded in Plat Book H at Page 235, and
according to said plat, having the following metes and bounds:

BEGINNING at the southwest corner of Watts Avenue and Biltmore Drive and running
thence with Watts Avenue N. 84-46 W. 130 feet; thence S. 5-10 W. 142.3 feet; thence
N. 89-57 E. 140.9 feet to a point on the west side of Biltmore Drive; thence with
Biltmore Drive N. 0-35 E. 129 feet to the point of beginning, and being identically
the same property conveyed to the Mortgagors herein by deed recorded in the RMC
Office for Greenville County in Deed Volume 1058 at Page 280 dated June 9, 1977, by
Hugh Tinsley as Trustee.

This mortgage is second and junior in lien to that mortgage given in favor of
Collateral Investment Co., recorded in the RMC Office for Greenville County in
Mortgages Book 1400 at Page 545 dated June 9, 1977 in the original amount of
\$19,900.00.



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.

5
6
9
0

4328 RV-2