

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

First Union
Charlotte, NC 28288

BOOK 1559 PAGE 10

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 2nd day of December, 19 81,
among Thomas G. Yawn and Bobbie C. Yawn (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
Seven Thousand, Five Hundred and No/100 (\$ 7,500.00), the final payment of which
is due on December 15, 1991, together with interest thereon as
provided in said Note, the complete provisions whereof are incorporated herein by reference;

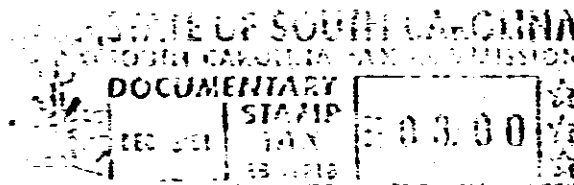
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest
thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the
Note and this Mortgage by the conveyance of the premises hereinafter described:

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, together with all buildings and improvements
thereon, situate, lying and being on the southern side of Prestbury Drive in Green-
ville County, S.C. being shown and designated as Lot No. 110 on a plat of IDLEWILD
made by Enwright Associates, Engineers, dated January 17, 1972, and recorded in the
R&C Office for Greenville County, South Carolina, in Plat Book 4-N at Pages 54 and 55,
reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the Mortgagors herein by deed of James Anthony
Carosi and Rosemary P. Carosi, dated December 19, 1975, recorded in the R&C Office for
Greenville County, S.C. on January 6, 1976 in Deed Book 1029 at Page 831.

This mortgage is second and junior in lien to that mortgage given in favor of
Carolina National Mortgage Investment Co., Inc., dated October 25, 1972, in the
original amount of \$18,600.00, recorded in the R&C Office for Greenville County,
S.C. in Mortgages Book 1254 at Page 585.



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 Note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the
manner and at the places set forth therein. This mortgage secures payment of said Mortgagee's 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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