

First Union Mortgage Corporation, Charlotte, N. C. 28288  
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

LONG, BLACK & GASTON

MORTGAGE OF REAL PROPERTY

BOOK 1559 PAGE 811

THIS MORTGAGE made this 9th day of December, 19 81,  
among W. Bruce & Margaret C. Paterson (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  
Six Thousand Six Hundred and No/100 (\$ 6,600.00), the final payment of which  
is due on December 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 piece, parcel or lot of land in Paris Mountain Township, Green-  
ville County, State of South Carolina, being designated as Lot No. 17,  
of Section Two of a subdivision of the property of Blue Ridge Realty  
Company, Inc., known as "Penwick Heights," the same as shown on a plat  
thereof prepared by Piedmont Engineering Service, March, 1959, said  
plat being recorded in the R.M.C. Office for Greenville County in Plat  
Book QQ, at Pages 44 and 45, and having, according to said plat, the  
following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Fairlawn Circle, joint  
front corner of Lots 17 and 18; running thence with joint line of said  
lots, S. 27-25 E. 156.1 feet to an iron pin; thence S. 65-54 W. 110.1  
feet to an iron pin, joint rear corner of Lots 16 and 17; thence with  
joint line of said lots, N. 27-25 W. 149.5 feet to an iron pin on the  
southern side of Fairlawn Circle; thence with said street, N. 62-27 E.  
110 feet to the beginning corner.

THIS is the same property conveyed to the Mortgageor's herein by deed of  
James G. Meek, Jr., dated December 15, 1981, and recorded simultaneously  
herewith.

THIS mortgage is junior in lien to that certain Mortgage in Favor of  
Poinsett Federal Savings & Loan Association, dated December 15, 1981, and  
recorded in RMC for Green. Cty, in REM Book 1557 at Page 807, in the  
original amount of \$36,202.24.

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.