

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 11 48 AM 1982 day of May, 19 82,  
among David Bass Turner & DELORNEY Turner (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  
Sixteen Thousand Five Hundred & No/100----- (\$16,500.00), the final payment of which  
is due on June 1st O.B.T. 19 92, 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 County of Greenville, State of  
South Carolina, on the northern side of Old Easley Bridge Road, being shown  
on plat entitled "Property of David B. Turner", dated May, 1982, as prepared  
by Dalton & Neves Co., Engineers, and having, according to said plat, the fol-  
lowing metes and bounds, to-wit:

BEGINNING at an old iron pin on the northern side of Old Easley Bridge  
Road, joint front corner of this property and property of Arthur Lee  
Greer, and running thence with said Old Easley Bridge Road, N. 59-40 E  
68 feet to a spike; thence turning and running along property of Lonnie  
J. Davis, Jr., the following: N. 30-20 W. 27.6 feet to an iron pin;  
thence, N. 59-40 E 49 feet to an iron pin; thence, N. 11-16 E. 55.6  
feet to an iron pin, joint corner of this property and property of  
Lonnie J. Davis, Jr., and Larry R. Rochester; thence running along  
the property line of Larry R. Rochester, Ronald T. Davis, and Marshall  
Cason, N. 65-19 W. 263.74 feet to an old iron pin at joint corner of  
this property and property of Marshall L. Cason and Arthur Lee Greer;  
thence running with the joint line of Arthur Lee Greer's property,  
S. 29-49 E. 285.4 feet to an old iron pin on the northern side of  
Old Easley Bridge Road, the point of beginning.

This is the same property conveyed to David Bass Turner and Emma M.  
Turner by deed of Geraldine C. Means dated May 26, 1982, and recorded  
in the RMC Office for Greenville County, S.C. in Deed Book 1167, at  
Page 589.

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.