

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 13th day of August, 1982,  
among William W. Saunders (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  
Thirteen Thousand and No/100 (\$ 13,000.00 ), the final payment of which  
is due on September 1, 1992, 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 lot of land in the County of Greenville, State of South  
Carolina, near Mauldin, containing 3.54 acres, more or less, as  
shown on property of Twyman D. Jones, Jr., and Sara M. Jones, recorded  
in the RMC Office for Greenville County in Plat Book NN, at Page  
161, and having according to plat of George Richard Lowrance, re-  
corded in Plat Book DDD, at Page 59, the following met4s and bounds,  
to-wit:

BEGINNING at an iron pin in the center of Standing Springs Road at  
the corner of W. Virgil Baldwin, which iron pin is situate 2149.9  
feet south of the center line of the Billy Garrett Road, and run-  
ning thence along the center of Standing Springs Road, S. 22-17 W.  
334.1 feet to an iron pin in the the center of said road; thence  
along the center of a county road, S. 51-05 E. 409 feet to an iron  
pin on or near the southern side of said road; thence S. 88-05 E.  
53.8 feet to an iron pin; thence N. 4-24 E. along the property of  
B. T. Bootle, 300 feet to an iron pin; thence N. 16-40 E. 182.9  
feet to an iron pin; thence N. 73-38 W. 334.8 feet to the point of  
beginning.

This being the same property conveyed to William W. Saunders and  
Lois E. Saunders herein by deed of Beverly H. McKeown recorded in  
Deed Book 836 at Page 254 on January 15, 1968 recorded in the RMC  
Office for Greenville County.

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.

5270  
1 AUIB82  
430

4 OCT

4328 RV-2