

THIS MORTGAGE made this 16th day of August, 19 82,  
among Peter R. Sweeny (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 and No/100----- (\$ 16,000.00 ), the final payment of which  
is due on September 1, 19 90, 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 located in the County of  
Greenville, State of South Carolina, and being known and designated as  
Lot No. 292 according to a plat prepared by R. K. Campbell, dated Decem-  
ber, 1961, and entitled "Section B of Gower Estates", said plat being  
recorded in the RMC Office for Greenville County, S. C. in Plat Book XX,  
at Pages 36 and 37 and having, according to said plat, the following  
metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Wembley Road at the joint  
front corner of Lots Nos. 291 and 292, and running thence with the line  
of Lot No. 291, S. 80-16 E. 160 feet to an iron pin in the line of Lot  
No. 294; thence with the line of Lots Nos. 294 and 302, S. 9-44 W. 100  
feet to an iron pin at the rear corner of Lots Nos. 292 and 293; thence  
with the line of Lot No. 293, N. 80-16 W. 160 feet to an iron pin on the  
Eastern side of Wembley Road; thence with the Eastern side of Wembley  
Road, N. 9-44 E. 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of  
Ronald G. Peace and Judith A. Peace dated February 16, 1973, and recorded  
in the RMC Office for Greenville County, S. C. in Deed Book 967, at Page  
468, on February 16, 1973.

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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