

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 21st day of April, 19 83,
among David D. Yearick and Emogene C. Yearick (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
Ten Thousand and no/100 Dollars (\$ 10,000.00), with interest thereon,
providing for monthly installments of principal and interest beginning on the 25th day of
May, 19 83, and continuing on the 25th day of each month thereafter until the
principal and interest are fully paid;

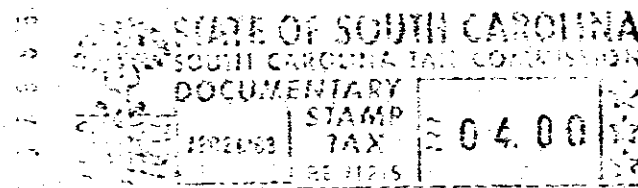
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest
thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the
Note and this Mortgage by the conveyance of the premises hereinafter described:

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 City of Greenville, County of Greenville,
State of South Carolina, known and designated as Lot 11 on plat of
Kendal Green Subdivision recorded in Plat Book XX, Page 115, of the RMC
Office for Greenville County, South Carolina, said lot having a frontage
of 80 feet on the southwest side of Kendal Green Drive, a depth of 211.6
feet on the southeast side, depth of 190 feet on the northwest side and
a rear width of 105 feet.

DERIVATION: This being the same property conveyed to Mortgagors herein
by deed of H. J. Martin and Joe O. Charping, as recorded in the RMC
Office for Greenville County, South Carolina, in Deed Book 742, Page 25,
on February 10, 1964.

This mortgage is junior and second in lien to that certain note and
mortgage given to Security Life and Trust Company as recorded in the RMC
Office for Greenville County, South Carolina, in Mortgage Book 948, Page
311, on February 10, 1964, and having an original principal balance of
\$15,000.00.



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 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 hereinbefore, and in default thereof
the Mortgagee 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.