

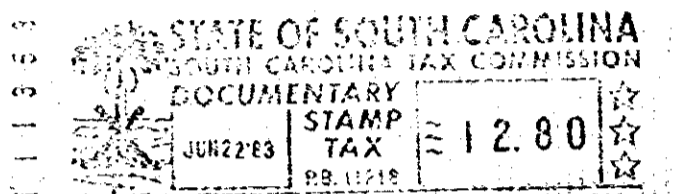
THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS FOR AN ADJUSTABLE INTEREST RATE

THIS MORTGAGE made this 22 day of June, 19 83,
among Ronnie C. Hart & Vickie S. Hart (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 Thirty-two Thousand
&no/100
Dollars (\$ 32,000.00), with interest thereon, providing for monthly installments of principal and interest
beginning on the 25th day of July, 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 Greenville County,
South Carolina:



ALL that certain piece, parcel or tract of land in Greenville County,
State of South Carolina, being located on the southwesterly side of
Anderson Ridge-Pelham Road and being shown on plat of property of Ronnie
C. and Vickie S. Hart prepared by Gould & Associates, Surveyors, dated
December 21, 1979 and having, according to said plat, the following
metes and bounds to-wit:

BEGINNING at a nail and bottle cap on the center of Anderson
Ridge-Pelham Road and running thence with the center line of said road
N. 50-53 W. 291.9 feet to a new nail and bottle cap; thence S. 48-52 W.
240.55 feet to a new iron pin; thence S. 37-59 W. 713.6 feet to a point;
thence S. 60-25 E. 128.0 feet to an old iron pin; thence N. 80-29 E.
401.8 feet to an old iron pin; thence N. 32.27 E. 632.1 feet to a nail
and bottle cap in the center of Anderson Ridge-Pelham Road, the
beginning corner, containing, according to said plat, 7.0 acres more or
less.

THIS BEING the same property conveyed to the Mortgagors herein by deed
of Earl Eugene McCall dated January 7, 1980 and recorded on January 7,
1980 in the R.M.C. Office for Greenville County, South Carolina, in Deed
Book 1118 at Page 463.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging
or in anywise incident or appertaining. Including buy not limited to all buildings, improvements, fixtures, or appurte-
nances 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 heater (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 all payments required by any note(s) secured by lien(s) having priority over Mortgagee's within described
lien or by any prior mortgage(s) 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 and sewer charges, and other governmental or
municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly
deliver the official receipts thereof to the Mortgagee upon demand; and in default thereof the Mortgagee may pay the
same and add the amount of such payment(s) to the principal indebtedness of Mortgagor, and the same shall be
repaid by Mortgagor with interest at the then prevailing note rate upon demand.