

COUNTY OF GREENVILLE

MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this 21st day of June, 19 83,  
among Arnold E. Mullinax (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-Three Thousand  
Dollars (\$ 33,000.00 ), 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;

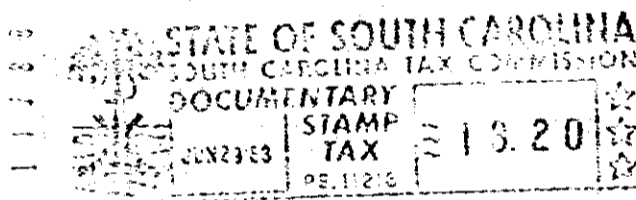
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon  
(together with any future advances) and to secure the performance of the undertakings prescribed in the Note and this  
Mortgage by the conveyance of the premises hereinafter described:

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 piece, parcel or lot of land situate, lying and being near the City of  
Greenville, in the County of Greenville, State of South Carolina, and known and  
designated as Lot 106 of a subdivision known as Homestead Acres, according to a  
revised plat of Homestead Acres which plat is recorded in the RMC Office for  
Greenville County in Plat Book KKK, Page 15 and having such metes and bounds as  
shown thereon.

This is the identical property conveyed to the mortgagor herein by deed of Oral  
Roberts University, recorded in Deed Book 966, Page 541 on February 6, 1973 in the  
Office of the RMC for Greenville County.

This mortgage is second and junior in lien to that certain mortgage given by Arnold E.  
Mullinax to Aiken-Speir, Inc. on February 6, 1973 in the original amount of \$31,500.00,  
said mortgage recorded in the RMC Office for Greenville County in Mortgage Book 1266,  
Page 175.



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 appurten-  
ances 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 due Mortgagee, and the same shall be  
repaid by Mortgagor with interest at the then prevailing note rate upon demand.