

COUNTY OF GREENVILLE

MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this 6th day of January, 1984, among Buford T. Stroud and Judy E. Stroud (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 Four Dollars (\$ 16,400.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 15th day of February, 1984 and continuing on the 15th 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 piece, parcel or lot of land containing 1.56 acres, more or less, situate, lying and being on the northern side of a county road, in the County of Greenville, State of South Carolina, being shown and designated on a plat entitled "Property of Buford T. and Judy E. Stroud, prepared by John A. Simmons, dated September 11, 1980, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 8-H, Page 59 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of a county road at the joint corner of the property herein conveyed and other property of the grantor herein, which iron pin is located 856 feet, more or less, in a northerly direction from the intersection of said county road and Mchaffey Road, and running thence with the line of other property of the grantor herein, the following courses and distances: N. 45-09 W., 69.64 feet to an iron pin, N. 0-55 W., 361.32 feet to an iron pin, thence S. 62-27 E., 187.42 feet to an iron pin, thence S. 30-46 E., 214.64 feet to an iron pin on the northern side of said county road; thence with the northern side of said county road S. 59-14 W., 207.59 feet to an iron pin; thence continuing with the northern side of said road S. 52-02 W., 53.83 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Charles L. Satterfield recorded in the R.M.C. Office for Greenville County in Deed Book 1137, Page 95 on November 11, 1980.

This mortgage is junior in lien to that certain mortgage executed in favor of Fidelity Federal Savings and Loan Association (now American Federal Bank) recorded in the R.M.C. Office for Greenville County on November 11, 1980, in R.E. Mortgage Book 1524, Page 167.

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 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.