

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 27 3 51 PM '78
JONNIE S. TANKERSLEY
R.M.C.

825487 BOOK 1427 PAGE 102
MORTGAGE OF REAL PROPERTY
BOOK 75 PAGE 916

THIS MORTGAGE made this 22 day of March, 1978,
among William Gene McElroy (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
Eight Thousand Nine Hundred & 00/100 (\$ 8,900.00), the final payment of which
is due on May 15, 1978, together with interest thereon as
provided in said Note, the complete provisions whereof are incorporated herein by reference;
S. 74-33 W. 110 feet to an iron pin at the corner of Lot 152; thence with
the line of Lot 152, N. 15-27 W. 160 feet to an iron pin on the southern
side of Leywood Drive, the point of beginning.

This is the identical property conveyed to Mortgagor herein by Deed of
Robert M. Teague, recorded in the R.M.C. Office for Greenville County
in Deed Book 959, Page 264, on October 31, 1972.

This is a second Mortgage junior in lien of priority to that certain
Mortgage held by Cameron Brown Co. dated October 30, 1972 and recorded
in the R.M.C. Office for Greenville County in Mortgage Book 1255, Page
297 on October 31, 1972.

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 Mortgagee
will warrant and defend title to the premises against the lawful claims of all persons who may claim an interest therein.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:
By: *[Signature]*
Vice President
FIRST UNION MORTGAGE CORPORATION

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above
mentioned Note in the amounts, in the manner and at the place set forth therein. This Mortgage secures payment
of said Note according to its terms, which are incorporated herein by reference.

2. TAXES. Mortgagor shall pay all taxes, charges and assessments which may become a lien upon the
premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to
Mortgagee (at its request) official receipts evidencing payment thereof. In the event of the passage after the date
of this Mortgage of any law imposing a federal, state or local tax upon Mortgage or debts secured thereby, the
whole principal sum (together with interest) secured by this Mortgage shall, at the option of Mortgagee, its
successors and assigns, without notice become immediately due and payable.

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