

37 Villa Rd., Greenville, GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA) JUL 21 2 04 PM '78
COUNTY OF GREENVILLE) DONNIE S. TAMMISLEY
R.M.C.

BOOK 1438 PAGE 904
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 14th day of July, 19 78,
among Michael G. Jett & Donna M. Jett (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
Four Thousand, Five Hundred & No/100-- (\$ 4,500.00), the final payment of which
is due on July 15 19 83, together with interest thereon as
provided in said Note, the complete provisions whereof are incorporated herein by reference;

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 Greenville County, State of South Carolina, being
shown as Lot No. 252 on plat of Del Norte Estates, Section II, recorded
in Plat Book 4N at Pages 12 and 13 in the RMC Office for Greenville
County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Ellesmere Drive at the joint front corner of
Lots Nos. 252 and 253 and running thence South 45-30 E. 127.0 feet to an
iron pin; thence running N. 43-40 E. 100.0 feet to an iron pin; thence
running with the common line of Lots Nos. 251 and 252, N. 46-30 W. 127.0
feet to an iron pin; thence running along Ellesmere Drive, S. 43-30 W.
100.0 feet to the point of beginning.

THIS being the same property conveyed to the grantors herein by deed
of Jorge Balsa and Els Balsa, dated June 2, 1975, recorded in RMC Office
for Greenville County, S.C. in Deed Book 1019 at Page 404 on June 5,
1975.

THIS mortgage is second and junior in lien to that mortgage given to
First Federal Savings & Loan in the amount of \$32,800.00, which
mortgage was recorded in the RMC Office for Greenville County, S.C. on
June 5, 1975 in Mortgage Book 1340 at Page 986.

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 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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