STATE OF SOUTH CAROLINA ()
COUNTY OF GREENVILLE ()

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ROOK 1480 PAGE 882 MORTGAGE OF REAL PROPERTY

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:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Great Glen Road, and being known and designated as Lot No.125 according to a plat entitled Del Norte Estates, prepared by Piedmont Engineers and Architects, dated August, 1968, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book WWW at Page 32 and 33, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Great Glen Road at the joint front corner of Lots 125 and 126; thence with the joint line of said lots, S. 69-10 E. 147.9 feet to a point; thence S. 17-43 W. 130.30 feet to a point on the northeastern side of Wetherill Road; thence with the northeastern side of said Road, N. 67-06 W. 70 feet to a point; thence still with the northeastern side of said Road, N. 58-45 W. 75.5 feet to a point; thence with the intersection of Wetherill Road and Great Glen Road; N. 15-29 W. 36,41 feet to a point on the southeastern side of Great Glen Road; thence with the southeastern side of Great Glen Road, N. 27-46 E. 85 feet to the point of the beginning.

The above described property is the same acquired by the Mortgagors by deed from Robert H. Faust and Lee C. Faust, recorded in the R.M.C. Office for Greenville County, SC on May 26, 1978.

This mortage is subordinate to that mortage given to South Carolina Federal Savings and Loan Association of Greenville, South Carolina recorded in Mortage Book 1433 at page 515 and dated May 26th 1978.

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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