

GREENVILLE CO. S. C.
37 Villa Road, Greenville, SC 29615

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RECORDED
INDEXED
DECEMBER 15 1979
R.M.C.

BOOK 1483 PAGE 76

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 26th day of September, 1979,
among Tommy M. Brown (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
Six Thousand, Five Hundred and No/100----- (\$ 6,500.00-----), the final payment of which
is due on October 15 19 89, 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:

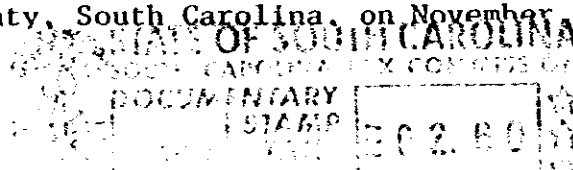
NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in
hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,
assigns and releases to Mortgagee, its successors and assigns, the following described premises located in
Greenville County, South Carolina:

All that piece, parcel or lot of land, with the buildings and improvements thereon,
situate, lying and being near the City of Greenville, in the County of Greenville,
State of South Carolina, being known and designated as Lot No. 25 of New Furman
Heights, plat of which is recorded in Plat Book EE, Page 75, and having, according
to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Ruby Drive, joint front corners
of Lots 24 and 25, and running thence along said lot S. 7-23 W. 150 feet to an
iron pin, and running thence N. 82-37 W. 80 feet to an iron pin, joint rear corners
of lots 25 and 26; and running thence along joint lines of said lots N. 7-23 E.
150 feet to an iron pin on the southern side of Ruby Drive; running thence along
the southern side of Ruby Drive S. 82-37 E. 80 feet to an iron pin, point of
beginning.

This is the same property conveyed to the mortgagor herein by deed of Furman T.
Finch dated November 11, 1970 and recorded in the R.M.C. Office for Greenville
County, South Carolina, on November 16, 1970 in Deed Book 902 at Page 614.

This mortgage is second and junior in lien to that certain mortgage given by
Tommy M. Brown to Aiken Loan and Security Company in the original amount of \$14,500
and recorded in the R.M.C. Office for Greenville County, South Carolina, on November
16, 1970 in Mortgages Book 1172 at Page 563.



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.