

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

SC S. C.
RECORDED
PU '81
MILLS-RSLEY

BOOK 1539 PAGE 280

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 21st day of April, 1981,
among Mark A. Mills and Sandra R. Mills (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 FOUR HUNDRED AND NO/100 (\$ 8,400.00), the final payment of which
is due on May 15 19 91, 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 in the County of Greenville, State of
South Carolina, situate, lying and being on the southern side of Derwood
Circle (formerly Sharon Drive) and being known and designated as Lot No. 16
on a plat entitled "Property of David B. Turner and Emma M. Turner", pre-
pared by Carolina Surveying Company, dated May 18, 1977, recorded in the RMC
Office for Greenville County in Plat Book 6-D, at Page 63, and having, ac-
cording to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Derwood Circle, joint front
corner of Lots 16 and 17 and running thence, S. 04-39 W. 120 feet to an iron
pin, joint rear corner of Lots 16 and 17; running thence, S. 75-40 W. 116.5
feet to an iron pin on Clover Street; running thence along Clover Street,
N. 04-49 W. 90.6 feet to an iron pin; thence continuing with Clover Street,
N. 04-39 E. 43.4 feet to an iron pin; thence still continuing with said
Street, N. 49-39 E. 35.4 feet to an iron pin on the southern side of Der-
wood Circle; running thence with said Circle, S. 85-21 E. 100 feet to the
point of beginning.

This is the same property conveyed to Mark A. Mills and Sandra R. Mills by
deed of David B. Turner and Emma M. Turner as recorded simultaneously
herewith in Deed Book 1146, at Page 959.

This mortgage is junior and inferior in lien to that mortgage given to
Collateral Investment Company, dated May 20, 1977, and recorded in the
RMC Office for Greenville County, South Carolina, in REM Book 1398,
at Page 448.

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 and any other Note obligations of mortgagor which are secured by Liens which have priority over the Note
obligation herewith secured 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 will pay all taxes, assessments, water rates, and other governmental or municipal
charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mort-
gagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagee. If the mortgagor
fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like,
then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of
said mortgagee.

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