

COUNTY OF GREENVILLE)

MORTGAGE OF REAL PROPERTY

THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS FOR AN ADJUSTABLE INTEREST RATE

THIS MORTGAGE made this 26th day of April, 19 84,
among JAMES STEVE MORGAN AND KATHY DIANNE MORGAN (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 Thirteen Thousand Eight
Dollars (\$ 13,800.00), with interest thereon, providing for monthly installments of principal and interest
beginning on the 1st day of June, 19 84 and
continuing on the 1st day of each month thereafter until the principal and interest are fully paid;

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:

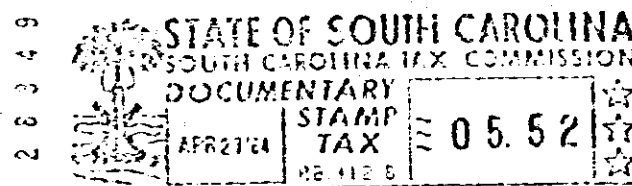
NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in hand paid
to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys, assigns and
releases to Mortgagee, its successors and assigns, the following described premises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

ALL that piece, parcel or strip of land situate, lying and being in Greenville
County, South Carolina, being shown and designated as a portion of Lot # 3,
Rainbow Drive, Monaview Subdivision, and according to a plat prepared by C. O.
Riddle, dated November 5, 1974, and recorded in the R.M.C. Office for Greenville
County in Plat Book 5 I at Page 124, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Rainbow Drive at the joint
front corner of Lots #3 and #4, said iron pin being 210 feet from the intersection
of Rainbow Drive and Monaview Court and running thence N. 7-46 W., 55.15 feet to
an iron pin; thence N. 7-12 W. 89.75 feet to an iron pin in the rear line of
Lot #32; thence turning and running S. 78-19 W. 65 feet to an iron pin at the
joint rear corner of Lots # 2 & #3; thence turning and running along the common
line of said Lots S. 3-15 E. 140 feet to an iron pin; thence running along Rainbow
Drive N. 82-55 E. 75 feet to the beginning point.

LESS HOWEVER, that parcel of land heretofore conveyed by the Grantor to Robert F.
Sutton and Louise B. Sutton recorded December 29, 1983 in Deed Book 1203 at Page
378.

Derivation: Deed Book 1311, Page 298 - Hollis W. Cantrell, Jr., 4/26/84



Together with all and singular the rights, members, hereditaments and appurtenances to said premises belong-
ing 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 heater (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 all payments required by any note(s) secured by lien(s) having priority over Mortgagee's within described
lien or by any prior mortgage(s) in the amounts, in the manner and at the places 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 and sewer charges, and other governmental or
municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly
deliver the official receipts thereof to the Mortgagee upon demand; and in default thereof the Mortgagee may pay the
same and add the amount of such payment(s) to the principal indebtedness due Mortgagee, and the same shall be
repaid by Mortgagor with interest at the then prevailing note rate upon demand.