

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Mortgagee's Address: 37 Vill. ¹⁵⁴
Piedmont East, Suite 400,
Greenville, SC 29615

MORTGAGE OF REAL PROPERTY

GREENVILLE CO. S. C. 825948
DEC 11 12 53 PM '79
CONNELLY & STANLEY

BOOK 1190 PAGE 386

THIS MORTGAGE made this 7th day of December, 19 79
among Robert A. Bailey (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
TWENTY THOUSAND AND NO/100 (\$ 20,000.00), the final payment of which
is due on December 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
or less to a point in the line of Lot No. 5; thence with the line of
Lot No. 5 and the property now or formerly of H. R. Stephenson S 52-10 W
25 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5;
thence the same course S 52-10 W 36.4 feet to an iron pin; thence
S 28-38 W 53 feet to an iron pin; thence S 48-32 W 118 feet to an iron
pin on the northeastern side of Paris Mountain Road; thence with the
northeastern side of Paris Mountain Road S 41-06 E 69.3 feet; thence
continuing with said road S 54-42 E 70.2 feet to an iron pin; thence
S 67-52 E 10 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Consolidated
Solidated Properties, Inc. recorded July 18, 1974 in Book 1003
at page 208 in the RMC Office for Greenville County.

Together with all and singular the rights, members, hereditaments and appurtenances to and 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, panings, 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 Mortgagee covenants with Mortgagee,
its successors and assigns, that Mortgagee 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 Mortgagee
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.

FORM 127 SC 12-78

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