

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

FILED
CO. S. C.
SEP 28 11 31 AM '81

BOOK 1553 PAGE 758

MORTGAGE OF REAL PROPERTY

BOOK 79 1487

THIS MORTGAGE made this 21st day of September, 1981,
among James F. Burns (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 and no/00 (\$ 6,000.00), the final payment of which
is due on October 1, 1991, 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 improvements thereon, situate, lying
and being at the Northwestern corner of the intersection of Woodridge Circle with
Middleton Lane, in the Town of Mauldin, Greenville County, South Carolina, being
shown and designated as Lot No. 51 on a plat of WINDSOR PARK made by R. K. Campbell,
Surveyor, dated March 29, 1960 and recorded in the BMC Office for Greenville County,
South Carolina in Plat Book RR, page 25, reference to which is hereby craved for the
metes and bounds thereof.

This is the identical property conveyed to the mortgagors by deed of A. J. Prince
Builders, Inc., recorded on September 4, 1970, in Deed Book 397 at page 579, in the
BMC Office for Greenville County.

This mortgage is second and junior in lien to that certain mortgage given by James
F. Burns to Cameron Brown Company, as recorded on September 4, 1970 in Mortgage Book
1165 at page 303 in the BMC Office for Greenville County, in the original amount of
\$18,000.00.

FILED
GREENVILLE CO. S. C.
SEP 28 3 12 PM '81
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
02 40
PAID AND FULLY SALESIED
FIRST UNION MORTGAGE CORPORATION
BY [Signature]
Vice President
WITNESS [Signature]

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).