

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

GREENVILLE CO. S. C.

BOOK 1409 PAGE 309

7 12 07 PM '77

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 6th day of September, 19 77,
among Mary R. Hopkins (Terry), Henry T. Hopkins, and Carroll J. Hopkins
(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
Five Thousand, Five Hundred & No/100-- (\$ 5,500.00), the final payment of which
is due on September 15 19 82, 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 certain piece, parcel or lot of land, with the buildings and
improvements thereon, in Greenville County, Greenville Township, State
of South Carolina on Old Dunham Bridge Road and being known and designated
as Lot No. 7 on plat of property of T. C. Collins prepared by W. J.
Riddle, Surveyor, dated August, 1945, and having the following metes
and bounds, according to a more recent survey entitled "Property of
Jimmy C. Langston and Peggy S. Langston", prepared by R. B. Bruce, RLS,
dated September 3, 1964, and recorded in the RMC Office for Greenville
County in Plat Book HHH at Page 67, to-wit:

BEGINNING at an iron pin on Old Dunham Road at the joint front corner of
Lots Nos. 6 and 7 and running thence with the joint lines of said Lots,
S. 47-02 E. 467 feet to an iron pin; thence S. 15-56 W. 76.9 feet to an
iron pin; thence with the joint line of Lots Nos. 7 and 8, N. 48-32 W.
478.2 feet to an iron pin on Old Dunham Bridge Road; thence with Old
Dunham Bridge Road, N. 27-10 E. 84 feet to the beginning corner.

THIS being the same property conveyed to Henry T. Hopkins by deed of
Jimmy C. Langston & Peggy S. Langston, dated May 18, 1967, recorded
May 18, 1967 in Deed Book 820 at Page 74. Henry Todd Hopkins died intes-
tate Feb. 2, 1973 and as shown by records of his estate on file in Apt.
1275, File 6, leaving as his sole legal heirs and distributees his wife,
(continued on back page)

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.