

37 Villa Rd., Greenville, SC

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

1425 of 287

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 2nd day of March, 19 78,
among Ray J. Duckworth & Doris B. Duckworth (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, Seven Hundred & No/100 (\$ 6,700.00), the final payment of which
is due on March 15 19 84, 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 lot of land in the County of Greenville, State of South Carolina,
near Greenville, S.C. known as Lot 44 on plat of the Perry Property,
recorded in the RMC Office for Greenville County in Plat Book 0 at Page
45, and having the following metes and bounds, to-wit:

BEGINNING at the northeastern corner of the intersection of Paris Mountain
Avenue and Assembly Drive (Formerly Belmont Avenue) and running thence
along the eastern side of Assembly Drive, N. 5-50 W. 106 feet to an iron
pin; thence along the line of Lot No. 43, N. 87-45 E. 70 feet to an iron
pin; thence along the line of Lot No. 45, S. 5-50 E. 102 feet to an iron
pin on Paris Mountain Avenue; thence with it, S. 84-28 W. 70 feet to the
point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of
J. M. Clodfelter, dated July 9, 1959, recorded in the RMC Office for
Greenville County, S.C. July 10, 1959 in Deed Book 629 at Page 240.

THIS mortgage is second and junior in lien to that mortgage given to
Cameron-Brown Company

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.

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