

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 22nd day of April, 19 80,
among Gilbert H. and Peggy M. Sayres (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
Fifteen thousand (\$ 15,000.00), the final payment of which
is due on May 15 19 90, 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, situate, lying and being
in the State of South Carolina, Greenville County, being shown and design-
ated as Lot 61 on a Plat of RIVER DOWNS, dated July 17, 1974, recorded
in the RMC Office for Greenville County in Plat Book 4-R, at Pages 75
and 76, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Suffolk Court, joint front
corner of Lots 61 and 62, and running thence with the common line of said
Lots, N 36-35 E, 260.97 feet to an iron pin in the rear line of Lot 43;
thence with the rear line of Lot 43, S 64-04 E, 35 feet to an iron pin at
the corner of Lot 44; thence with the rear line of Lot 44, S 50-25 E, 55
feet to an iron pin at the joint rear corner of Lots 60 and 61; thence
with the common line of said Lots, S 31-02 W, 265.82 feet to an iron pin
on the eastern side of Suffolk Court, joint front corner of Lots 60 and
61; thence with the east ern side of Suffolk Court, N 53-23 W, 115 feet
to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of
J. Michael Lee and Susan V. Lee (same as John Michael Lee and Susan
Virginia H. Lee), by deed dated April 22, 1980, to be recorded simul-
taneously herewith.

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:

- NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above mentioned
Note and any other Note obligations of mortgagor which are secured by Liens which have priority over the Note
obligation herewith secured 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.
- TAXES. Mortgagor will pay all taxes, assessments, water rates, and other governmental or municipal
charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mort-
gagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagee. If the mortgagor
fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like,
then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of
said mortgagee.

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