

37 Villa Rd., Greenville, S.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

1417 972

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 22nd day of November, 19 77,
among Perry J. McCarter & Mary M. McCarter (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
Ten Thousand, One Hundred & No/100--- (\$ 10,100.00), the final payment of which
is due on December 15 19 87, 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 tract of land with all improvements
thereon, situate, lying and being in the County of Greenville, State of
South Carolina, containing 58.29 acres, more or less, according to plat
of property of Bonnie G. Smith made by C. O. Riddle, Surveyor, dated
July 1964 and recorded in the RMC Office for Greenville County, in Plat
Book BBB, Page 33B, and having, according to said plat, the following
metes and bounds, to-wit:
BEGINNING at an iron pin in center of Moore Road and at joint front corner
of W. L. Christopher Estate and running thence S. 26-50 E. 745.7 feet to
stone; thence S. 24-39 W. 702.7 feet to an iron pin in Moore Road; thence
S. 25-59 W. 933.2 feet to iron pin in center of Moore Road; running thence
N. 30-37 W. 1,615 feet to rock; running thence N. 10-12 W. 910 feet to
iron pipe; running thence N. 36-08 E. 554 feet to iron pin; running thence
N. 68-52 E. 326 feet to center line of branch; running thence with branch
as the line, S. 11-02 E. 248.9 feet; running thence S. 40-59 E. 156.2 feet;
running thence S. 19-24 E. 323.5 feet; running thence S. 84-50 E. 461.5
feet to center line of Moore Road, the point of beginning. Said property
being bounded on North by property now or formerly of Robert E. Spalding;
on East by Moore Road and W. L. Christopher Estate; on South by property
now or formerly of Garrison and Fowler; and on the West by property now
or formerly of Robert E. Spalding.

THIS being the same property conveyed to the mortgagors herein by deed of
Bankers Trust of South Carolina, a corporation, dated February 10, 1976,
(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.

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