

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOOK 1423 PAGE 194
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 10th day of February, 19 78,
among Paul W. Burnett and Gayle G. Burnett (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
Three Thousand and 00/100-----Dollars (\$ 3,000.00), the final payment of which
is due on February 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter
constructed thereon, situate, lying and being in the State of South Carolina, County of
Greenville, being shown as Lot No. 23 on plat of Chestnut Hills recorded in the R.M.C.
Office for Greenville County, South Carolina, in Plat Book GG, at Page 35, and also
recorded in Plat Book GG, at Pages 64 and 65, and having, according to said plats, the
following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern side of Farmington Road, joint front corner of
Lots Nos. 22 and 23, and running thence with the common line of said lots, S. 73-19 E.
135.3 feet to a point; thence, N. 15-30 E. 75 feet to a point; thence with the common
line of Lots Nos. 23 and 24, N. 76-27 W. 138.3 feet to a point on the edge of Farmington
Road; thence with said Road, S. 13-03 W. 70 feet to a point, the point of beginning.

THIS BEING the identical premises conveyed to the Mortgagor herein by deed of H. E.
Tilley dated February 10, 1978, and recorded in the R.M.C. Office for Greenville County
in Deed Book 1073 at Page 591

This is a second Mortgage junior in lien to that certain Mortgage heretofore given by
H. E. Tilley to First Federal Savings and Loan Association dated June 28, 1973, and
recorded in the Greenville County R.M.C. Office in Mortgage Book 1283 at Page 161.

MORTGAGEE'S ADDRESS: 37 Villa Road
Piedmont East Building
Suite 109
Greenville, South Carolina 29615

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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