

37 Villa Rd., Suite 400  
Greenville, SC 29615

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED

00. S. C.

PH '80

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 23rd SEPTEMBER day of September, 19 80,  
among Claude V. and Rhonda K. Johnson (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  
Eight Thousand Three Hundred & No/100 (\$ 8,300.00 ), the final payment of which  
is due on October 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 piece, parcel or lot of land, situate, lying and being in the  
State of South Carolina, County of Greenville, and being known and  
designated as Lot No. 30 on a plat of Lakeview Terrace, Section 2,  
recorded in Plat Book 4-F, Page 24 and on plat prepared for C. Vernon  
Johnson and Rhonda P. Johnson by J. L. Montgomery, III, RLS, dated  
July 8, 1976, recorded in Plat Book 511, Page 88, and having, according  
to said plat, the following metes and bounds, to-wit: BEGINNING at an  
iron pin on the easterly edge of Roebuck Street, joint front corner of  
Lots 29 and 30, and running thence with the edge of said Roebuck Street  
N. 0-30 W., 127.9 feet to an iron pin; thence N. 44-30 E., 35.4 feet  
to an iron pin on the southerly edge of Lakeview Drive; thence along the  
edge of said Lakeview Drive, N. 84 E., 105 feet to an iron pin; thence  
S. 9-21 E., 165 feet to an iron pin; thence S. 89-30 W., 155 feet to the  
point of beginning. This being the same property conveyed to the  
Mortgagors herein by deed of Carroll E. and Sandra K. Waddell July 9, 1976,  
recorded July 12, 1976 in Deed Volume 1039 at page 465.

This Mortgage is second and junior in lien to that certain Note and  
Mortgage given to North Carolina National Bank in the original amount of  
\$23,500.00, Recorded July 12, 1976 in Mortgage Book 1372 at page 525.

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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