

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

S. C.

BOOK 1545 PAGE 231

MORTGAGE OF REAL PROPERTY

PU '81

THIS MORTGAGE made this 19th day of June, 19 81,
among Gary C. and Vonda S. Skelton (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
TWENTY THOUSAND AND NO/00 ----- (\$ 20,000.00), the final payment of which
is due on July 15, 1991 19 91, 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 tract of land situate, lying and being in the
State of South Carolina, County of Greenville, lying north of McKinney
Road containing 9.36 acres and having according to a survey prepared
for Ken Patterson by C. O. Riddle, RLS, dated April 5, 1977, being re-
corded in the RMC Office for Greenville County in Plat Book 6-E, at
Page 99, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of McKinney Road at the corner of
property now or formerly owned by Alvin and Florida Sullivan and running
thence with the center of McKinney Road S. 41-02 E. 15.55 feet to an iron
pin; thence continuing with said road S. 33-01 E. 20.63 feet to a nail
and cap at the corner of the Arthur D. Fleming Estate and running thence
N. 5-13 E. 420.6 feet to an iron pin; thence N. 5-31 E. 335.6 feet to
an iron pin thence N. 68-15 E. 862.2 feet to an iron pin at the corner
of Earl T. Baughman property; thence with his line and continuing with
the line of property of Gordon W. and Mary W. Kay, N. 46-44 W. 207.44 feet
to an old iron pin; thence N. 49-06 W. 767.56 feet to an old iron pin
in the line of Archie M. Thackston property; thence with the line of
said property and property of Estelle Knight S. 5-33 W. 1302.3 feet
to an iron pin; thence with the line of property of Alvin and Florida
Sullivan S. 5-13 W. 393.6 feet to a spike in McKinney Road, the POINT OF
BEGINNING; less 0.51 acres deeded by Grantors to Samuel J. Poole and Linda
H. Poole, September 22, 1978; see Deed Book 1088, Page 818.
This being the same property conveyed to the Mortgagors herein by Deed
of Kenneth R. and Mary Joan Patterson, dated June 25, 1981 and recorded
in the RMC Office for Greenville County in Deed Book 1150, Page 592 (CONT)

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 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.

2. 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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