

37 Villa Rd., Suite 400

Greenville, SC 29615

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOOK 1535 PAGE 878
BOOK 1515 PAGE 613
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 16th day of March, 19 81,
among William Earl Jr. & Rosa W. Spearman (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
THIRTEEN THOUSAND SIX HUNDRED & no/100 (\$ 13,600.00), the final payment of which
is due on April 15 19 81, 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, together with the buildings
and improvements, thereon, situate, lying and being in Fairview Township,
Greenville County, South Carolina, containing 9.64 acres, more or less,
in accordance with revised plat dated October 9, 1975, made by J. W.
Eaton, Jr., R.L.S., and being more fully described in accordance with
said plat, to wit: BEGINNING at a point on the eastern side of Fairview
Road near the intersection of Harrison Bridge Road and being 25 feet
northeast of an iron pin and thence running S. 75-20 E., 804.4 feet to
an iron pin near creek; thence S. 8-32 W., 119.8 feet to an iron pin;
S. 28-10 W., 155.0 feet to an iron pin; S. 8-20 W., 185.4 feet to
property corner; thence turning and running N. 75-20 W., 801.9 feet
to a point on the eastern side of Fairview Road; thence turning and
running N. 14-40 E., 525.0 feet along Fairview Road to the point of
beginning.

This being the same property conveyed to the Mortgagors herein by deed
of Larry A. Coker, Jr. and Joan G. Coker of even date, to be recorded
herewith. This Mortgage is second and junior in lien to that mortgage
given to the Federal Land Bank of Columbia, recorded in the RMC Office
for Greenville County in Mortgage Book 1361 at page 956 on March 9, 1976
in the original amount of \$37,000.00 assumed by the Mortgagors by deed
of Larry A. Coker, Jr. and Joan G. Coker.

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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