

STATE OF SOUTH CAROLINA) FILED
COUNTY OF GREENVILLE) GREENVILLE CO. S. C.BOOK 1549 PAGE 149
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 29 AUG 5 3 31 PM '81 July, 19 81,
among Mary Sue Thackston R.M.C. (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
FIFTEEN THOUSAND and NO/100----- (\$ 15,000.00), the final payment of which
is due on August 15 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 certain piece, parcel or lots of land, lying, being and situate
in the County and State aforesaid, Fairview Township, and in the Town
of Fountain Inn, and being more fully described on a plat entitled
"Property of W. Shell Thackston" prepared by C. O. Riddle, Surveyor,
on April 24, 1963, as Lots No. 5 and 6, with the following metes and
bounds, to-wit:

BEGINNING at a point in the northeastern edge of Thackston Street,
joint corner with Lot No. 4; thence with the joint line of Lot No. 4 N.
47-40 E., 150 feet to a point, joint corner with Lot No. 4 and other
lands of W. Shell Thackston; thence with the joint line of other lands
of W. Shell Thackston S. 42-20 E. 191.5 feet to a point, back joint
corner of Lot No. 6 with lands of W. Shell Thackston; thence with other
lands of W. Shell Thackston and land of William Edward Pryor S. 44-
17 W. 150.3 feet to an iron pin, corner of Thackston Street; thence
with the Northeastern edge of Thackston Street N. 42-20 W. 200 feet
to the beginning corner and bounded by Lot 4 as shown on said plat,
other lands of W. Shell Thackston, and lot of the said William Edward
Pryor and Thackston Street. This being the same property conveyed to
W. Shell Thackston by deeds of John C. Langston, Jr. and Arminta Langston
Wallace dated August 26 and 27, 1971, recorded September 3, 1971 in
Deed Volume 924 at pages 289 and 307. W. Shell Thackston died testate
May 16, 1979 and under the terms of his estate filed in Apartment 156 (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:

- 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.
- 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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