

MORTGAGE OF REAL PROPERTY

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THIS MORTGAGE made this 9th SPRINGERSLEY day of March, 19 82,  
among George W. Barnett and Betty S. Barnett (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 Two Hundred & No/100----- (\$ 15,200.00 ), the final payment of which  
is due on March 15, 19 92, 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, with all improvements thereon. situate, lying and  
being in the County of Greenville, State of South Carolina, and being known and designated  
as Lot No. 3 as shown on a plat prepared by Jones Engineering Service dated March 5, 1949  
and having, according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeasternly side of East Bourne Road, which iron  
pin is the joint front corner of Lots 3 and 4; and running thence along the southeasterly  
side of East Bourne Road S. 33-00 E. 200 feet to an iron pin; thence N. 57-00 E. 135  
feet to an iron pin; thence N. 33-00 W. 200 feet to an iron pin on the southeasternly side  
of East Bourne Road; thence along the southeasternly side of East Bourne Road S. 57-00 W.  
135 feet to an iron pin the point of beginning.

ALSO: All that piece, parcel or lot of land situate, lying and being in the County of  
Greenville, State of South Carolina, shown as a rectangular strip as shown on a plat  
prepared by Jones Engineering Service dated March 5, 1969 and having according to said  
plat the following metes and bounds, to-wit:

Beginning at an iron pin at the joint rear corner of Lots 3 and 4, and running thence  
with said lots S. 33-00 E. 47 feet more or less to a point in the branch; thence along  
the branch in a northeasternly direction approximately 140 feet to a point on the  
extension of the side line between Lots 2 and 3; thence N. 33-00 W. 6 feet more or less  
to an iron pin at the rear corner of Lot 3; thence S. 57-00 W. 135 feet to the point  
of beginning.

This is the same property conveyed to mortgagors by Charles R. & Matilda B. Brooks by  
deed dated 8/3/74 recorded 8/5/74 in deed vol. 1004 page 269 of the RMC Office for  
Greenville County, S. C.

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 Note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the  
manner and at the places set forth therein. This mortgage secures payment of said Mortgagee's 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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