

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 DONNIE S. TANKERSLEY
 R.M.C.

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 1st day of March, 19 83,
 among James Francis Burns and Krista H. Burns (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
~~Seven Thousand and No/100~~ Dollars (\$ 7,000.00), with interest thereon,
 providing for monthly installments of principal and interest beginning on the 1st day of
April, 19 83, and continuing on the 1st day of each month thereafter until the
 principal and interest are fully paid;

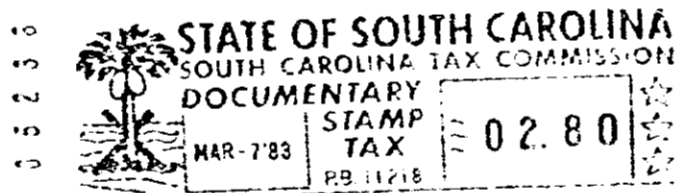
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest
 thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the
 Note and this Mortgage by the conveyance of the premises hereinafter described:

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 lot of land situate, lying and being in the State of
 South Carolina, County of Greenville, being shown and designated as Lot No. 37 on plat
 of WOODHEDGE, SEC. I, recorded in the RMC Office for Greenville County in Plat Book 5D,
 Page 58 and also as shown on a more recent survey entitled "Property of James Francis
 Burns and Krista H. Burns", prepared by Freeland & Associates, dated February 22, 1983
 and recorded in the RMC Office for Greenville County in Plat Book 9-N, Page 69, and
 having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Bluestone Court, joint front
 corner of Lots 36 and 37 and running thence with the common line of said lots, S 46-
 51 E 170.34 feet to an iron pin; thence turning and running along a portion of Lots 41
 and 42, S 44-12 W 109.99 feet to an iron pin; thence turning and running along the
 common line of Lots 37 and 38, N 46-54 W 170.03 feet to an iron pin on Bluestone Court;
 thence turning and running along the southeastern side of Bluestone Court, as follows:
 N 44-58 E 64.00 feet to an iron pin; thence N 42-44 E 46.12 feet to an iron pin, the
 point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Sidney A. Brothers
 recorded in the RMC Office for Greenville County on February 28, 1983 in Deed Book 1183,
 Page 342.



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 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 hereinbefore, and in default thereof
 the Mortgagee 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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