

COUNTY OF GREENVILLE)

MORTGAGE OF REAL PROPERTY

THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS FOR AN ADJUSTABLE INTEREST RATE

THIS MORTGAGE made this 29th day of June, 1983,
among James K. Steele and Carol S. Steele (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 Thirty Thousand
Dollars (\$ 30,000.00), with interest thereon, providing for monthly installments of principal and interest
beginning on the 1st day of August, 1983 and
continuing on the 1st day of each month thereafter until the principal and interest are fully paid;

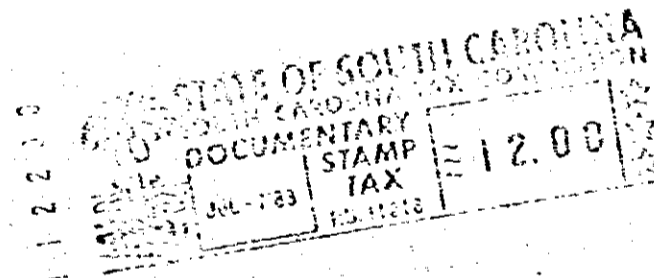
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon
(together with any future advances) and to secure the performance of the undertakings prescribed in the Note and this
Mortgage by the conveyance of the premises hereinafter described:

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 Greenville County,
South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being
in the aforesaid state and county, on the southern side of Fairford
Circle, Chick Springs Township, being shown and designated as Lot No. 76
on plat of Colonial Hills Subdivision, Section 5, prepared by Piedmont
Engineers & Architects, dated October 18, 1976, and recorded in the RMC
Office for Greenville County in Plat Book QQQ at Page 21. For a more
complete metes and bounds description see the aforementioned plat.

DERIVATION: Deed of Cecil T. Wilhoit, Jr. and Mary Ann Wilhoit recorded
April 13, 1979 in Deed Book 1100 at Page 480.

This mortgage is second and junior in lien to that mortgage originally
from James P. Summers, Jr. and Frances S. Summers to Aiken Loan & Security
Company in the amount of \$21,300, recorded in Mortgage Book 1102 at Page 427,
dated September 6, 1968, subsequently having been assumed by Cecil T. Wilhoit,
Jr. and Mary Ann Wilhoit and herewith assumed by James K. Steele and Carol S.
Steele by deed executed April 10, 1979 recorded in Deed Book 1100 at Page 480
in the RMC Office for Greenville County.



Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging
or in anywise incident or appertaining. Including buy not limited to all buildings, improvements, fixtures, or appurte-
nances 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 heater (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 all payments required by any note(s) secured by lien(s) having priority over Mortgagee's within described
lien or by any prior mortgage(s) 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 and sewer charges, and other governmental or
municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly
deliver the official receipts thereof to the Mortgagee upon demand; and in default thereof the Mortgagee may pay the
same and add the amount of such payment(s) to the principal indebtedness due Mortgagee, and the same shall be
repaid by Mortgagor with interest at the then prevailing note rate upon demand.