

Mortgagee's mailing address: 37 GREENVILLE Piedmont East, Suite 109, Greenville, S. C. 29615
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED

BOOK 1434 PAGE 593

JUN 8 10 56 AM '78
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL PROPERTY
BOOK 60 PAGE 540

THIS MORTGAGE made this 31st day of May, 1978,
among Richard M. Mayer and Norma M. Mayer (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 and 00/100 (\$ 15,200.00), the final payment of which is due on June 15, 1988, 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 tract of land lying, being and situate in the County and State aforesaid, Austin Township, on the West side of the East Georgia Road containing 5.03 acres, more or less, and designated as Tract No. 2 on a plat prepared by C. O. Riddle, Surveyor, in August 1971, and recorded in Deed Book 922 at page 470, Greenville County, South Carolina, and having according to said plat the following courses and distances, to-wit:

BEGINNING at a point in the center of said East Georgia Road, joint corner with Tract No. 1, and running thence with the joint line of said Tract No. 1, N. 55-05 W., crossing an iron pin in the Western edge of said Road 23.1 feet from said point, a total distance of 1060 feet to an iron pin in or near branch, Hughes line; thence N. 25-25 E. along said branch 181.8 feet to a point; thence N. 36-43 E. 15.5 feet to an iron pin, back joint corner with Tract No. 3, in or near branch on the Hughes line; thence with the joint line of said Lot or Tract No. 3, S. 55-05 E. 1078.7 feet, crossing an iron pin in the Western edge of said road 21.7 feet before reaching a point in the center of said Road, joint front corner with said Lot or Tract No. 3 in said center of said Road; thence with the center of said road, S. 30-10 W. 110 feet to a point; thence S. 32-54 W. 95 feet to the beginning point, and bounded by Tracts Nos. 1 & 3, East Georgia Road and lands of L. C. Hughes across said branch, being the same property conveyed to the mortgagors by deed of R. L. Cooper, Jr., recorded August 12, 1971 in the RMC Office for Greenville County in Deed Book 922 at page 470.

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).

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AUG 30 1 56 PM '78
DONNIE S. TANKERSLEY
R.H.C.
AUG 30 1978

George N. Funderburk