

37 Villa Road, Greenville, SC 29615 FILED
STATE OF SOUTH CAROLINA) GREENVILLE CO. S. C. 278,26000 e REC-1495 754
COUNTY OF GREENVILLE) Feb 15 11 59 AM '80 MORTGAGE OF REAL PROPERTY
BOOK 86 PAGE 476

THIS MORTGAGE made this 15th day of February, 19 80,
among George P. Bell, Jr and Jeanette Rice Bell (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
Twenty Thousand and No/100----- (\$ 20,000.00----), the final payment of which
is due on February 15 19 90, 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

This being the same property conveyed to the mortgagors herein by deed of M. G. Proffitt,
Inc. dated May 6, 1971 and recorded in the R.M.C. Office for Greenville County, South
Carolina, on May 7, 1971 in Deed Volume 914 at Page 397.

This mortgage is second and junior in lien to that mortgage given to First Federal
Savings and Loan Association in the original amount of \$40,000.00 recorded in the
R.M.C. Office for Greenville County, South Carolina, on March 11, 1971 in Mortgages
Book 1183 at Page 322.

*Conceded
Donnie S. Tankersley
1980*

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 who may claim an interest therein.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows: Vice President

1. 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.

2. 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.