

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

Address: 37 Villa Road, Suite 109, Piedmont
East., Greenville, S. C. 29615

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL PROPERTY

BOOK 1431 PAGE 708

THIS MORTGAGE made this 5th day of May, 19 78,
among Guy O. Bryant (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
Twelve Thousand, Two Hundred and No/100 - (\$ 12,200.00), the final payment of which
is due on May 15, 19 88, 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, together with all buildings and improvements thereon, situate, lying
and being in the County of Greenville State of South Carolina being known
and designated as Lot No. 30 on plat of Golden Grove Estates prepared by H.D.
Garrison, Surveyor, recorded in the RMC Office for Greenville County, S. C.,
in Plat Book 4-R at page 1, and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Golden Grove Circle
at the joint front corners of Lots 30 and 31; and running thence along the com-
mon line of said lots, S. 64-36 E. 165.0 feet to an iron pin; thence along
the common line of Lots 30 and 29, S. 25-24 W., 170 feet to an iron pin at the
joint front corner of said lots 30 and 29; thence with the line of Golden
Grove Circle, N. 64-36 W., 115.0 feet to an iron pin; thence continuing with
the curve of Golden Grove Circle, N. 19-36 W., 70.7 feet to an iron pin;
thence continuing with Golden Grove Circle, N. 25-24 E., 120.0 feet to an
iron pin, the point of BEGINNING.

The above described property is the same conveyed to Doris M. Bryant and
Guy O. Bryant by deed of Golden Grove Properties, Inc., recorded June 21,
1973, in Deed Book 977, page 296, and to Guy O. Bryant by deed of Doris M.
Sweezy (formerly Doris M. Bryant) to be recorded herewith.

ALSO: All that piece, parcel or strip of land on the northeastern side of
Golden Grove Circle being the westernmost portion of Lot No. 29 on a plat
of Golden Grove Estates, Section 1, made by R. D. Garrison dated September 7,
1971, recorded in the RMC Office for said County and State in Plat Book 4-R
at page 1, and having the following metes and bounds, to-wit: continued on page
4 hereof.

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 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.

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