

37 Villa Rd., Greenville, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1436 PAGE 116
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 7th day of June, 1978,
among Jerry Lee McAbee (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
Ten Thousand and No/100 (\$ 10,000.00), 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 piece, parcel or lot of land with the improvements thereon, County of
Greenville, State of South Carolina, Chick Springs Township, located in the City
of Greer at the Southeast intersection of Poplar Drive and Cannon Ave., and being
shown as Lot No. "A" on plat made for A. B. McAbee by H. S. Brockman, surveyor,
dated April 15, 1959, and having the following courses and distances, to-wit:

BEGINNING at the corner of Poplar Drive and Cannon Ave., and running thence
along the East side of Poplar Drive, S. 1-48 W. 135 feet; thence S. 89-48 E.
83.2 feet to corner of Lot No. "B" on said plat; thence therewith N. 12-27 W.
120.6 feet to the south side of Cannon Ave.; thence along the South side of
Cannon Ave., along the inside side of sidewalk, N. 79-16 W. 78.5 feet to the
beginning corner.

This being the same property conveyed to the mortgagor herein by deed of
Charles Edward McAbee, which deed is dated Oct. 10, 1976 and recorded
in the RMC Office for Greenville County, South Carolina in Deed Book 1043
at Page 864 on Oct. 10, 1976

RECORDED
GREENVILLE COUNTY, S.C.
JUN 22 1978
TAX 4.00

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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