

THIS MORTGAGE made this 18th day of SEPTEMBER, 19 78,  
 among Harvey Jr. & Juanita S. Tankersley (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  
Six Thousand One Hundred and no/100-- (\$ \$6,100.00 ), the final payment of which  
 is due on October 15 19 83, 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:

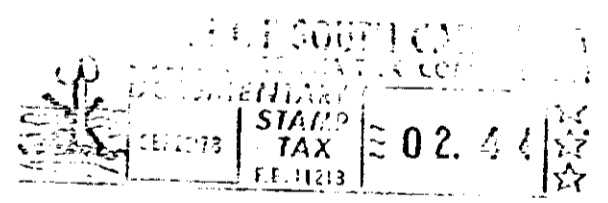
NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in  
 hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,  
 assigns and releases to Mortgagee, its successors and assigns, the following described premises located in  
Greenville County, South Carolina:

All that certain piece, parcel or lot of land being known and designated  
 as Lot No. 14, Section I, of Subdivision known as POINSETTIA, said Subdivi-  
 sion being situated within the corporate limits of the Town of Simpsonville,  
 County of Greenville, S.C., plat of said Subdivision being recorded in the  
 R.M.C. Office for Greenville County in Plat Book BBB at page 103.

A more particular description of said above number lot may be had by  
 reference to said plat.

This being the same property conveyed to the Mortgagor herein by deed of  
 Davis F. Bernie and Peggy B. Bernie recorded in the RMC Office for Greenville  
 County, S.C. November 20, 1972 in Deed Volume 960 at page 616.

This mortgage is second and junior in lien to mortgage in favor of C.  
 Douglas Wilson & Company in the original amount of \$24,200.00 dated July  
 16, 1968, recorded July 17, 1968 in Mortgage Book 1097, at page 531.



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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