

Mortgagee's address; 37 Villa Road, Suite 109, Piedmont East Building, Greenville, SC 29615
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
FEB 23 4 43 PM '79
DONNIE S. TANKERSLEY
R.H.C. 4th

BOOK 1463 PAGE 189
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 15th day of February, 19 79,
among Johnny B. Housley/Jr. & Brenda A. Housley (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 Five Hundred and No/100----- (\$10,500.00-----), the final payment of which
is due on February 15----- 19 89-----, 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 situate, lying and being in the State
of South Carolina, County of Greenville, in the City of Mauldin, being shown and designated
as Lot No. 10 on plat of Forrester Woods Subdivision, Section I, dated March 14, 1972,
prepared by R. B. Bruce, R.L.S., recorded in the R.M.C. Office for Greenville County in
Plat Book 4-N at Page 78 and having according to said plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the northwestern side of Old Hickory Point at the joint front
corner of Lots Nos. 9 and 10 and running thence along Old Hickory Point S. 27-36 W., 110
feet to an iron pin at the joint front corner of Lots Nos. 10 and 11; thence with the common
line of said lots N. 62-24 W., 150 feet to an iron pin at the joint rear corner of said lots;
thence along the rear line of Lot No. 10 N. 27-36 E., 110 feet to an iron pin at the joint
rear corner of Lots Nos. 9 and 10; thence along the common line of said lots S. 62-24 E.,
150 feet to an iron pin at the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Daniel C. Mann, Jr.
and Jane W. Mann recorded in the Greenville County R.M.C. Office in Deed Book 1097 at
Page 361 on the 23 day of February, 1979.

This mortgage is junior in priority to that certain note and mortgage heretofore given
to Fidelity Federal Savings & Loan Association in the original amount of \$34,000.00
recorded in the Greenville County R.M.C. Office in REM Book 1461 at Page 116.

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 Mortgagee
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 Mortgagee 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.