

37 Villa Rd., Piedmont East, Greenville, S. C. 29615
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

VCL 1404 PAGE 270

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 19th day of April, 19 79,
among Hugh E. St. Clair, Jr. (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
Seven Thousand and 00/100 (\$ 7,000.00), the final payment of which
is due on May 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 lot of land in the County of Greenville, State of South Carolina,
known as Lot 28 on plat of Grand View Hills, recorded in the RMC Office
for Greenville County in Plat Book WW at page 52, and having according
to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Arrowhead Road at the
corner of Lot 15, and running thence along said Road N. 49-51 E. 185 feet
to an iron pin; thence S. 40-09 E. 200 feet to an iron pin; thence
S. 49-51 W. 139.8 feet to an iron pin on the eastern side of Sunset
Street; thence with the curve of Sunset Street, the following chords
and distances; N. 70-06 W. 50 feet; S. 64-51W. 25.1 feet to an iron
pin at the corner of Lot 15; thence with Lot 15, N. 40-49 W. 150 feet
to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed
of Phillip S. Webb and Jeannette W. Webb dated April 1, 1977, recorded
April 1, 1977 in Deed Book 1053 at Page 912.

This Mortgage is Junior in Lien to that certain note and mortgage hereto-
fore executed unto First Federal Savings & Loan Association in the original
amount of \$38,950.00, recorded in Mortgage Book 1393 at Page 529.

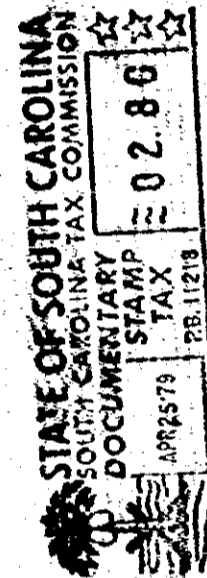
Together with all and singular the rights, members, hereditaments and appurtenances to said premises
belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements,
fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, 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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