

Mortgagee's address: 37 Villa Road, Suite 400, Piedmont East, Greenville, SC 29615  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

MORTGAGE OF REAL PROPERTY  
V. 1414 P. 331

THIS MORTGAGE made this 21st day of July, 1979, among Leigh W. Young (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 and No/100 (\$ 12,000.00), the final payment of which is due on August 15, 1989, 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 tract of land, located, lying and being in the County of Greenville, State of South Carolina, being known as Lot No. 178 on plat of Avon Park recorded in the Greenville County RMC Office in Plat Book KK at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Trent Drive at the joint front corner of Lots 177 and 178 and running thence with the joint line of said lots S. 34-07 W., 211 feet to the centerline of a creek; thence with the centerline of the creek, the traverse line being S. 63-43 E., 80.7 feet to a point; thence N. 34-07 E., 200 feet to the Southwestern side of Trent Drive; thence with said Drive N. 55-53 W., 80 feet to the beginning point.

This is the same property conveyed to Leigh W. Young and Kenneth A. Young by deed of Robert S. Mabry recorded in the Greenville County RMC Office in Deed Book 960 at Page 428 on the 15th day of November, 1972. Subsequently, Kenneth A. Young conveyed his undivided one-half interest in and to said property to Leigh W. Young by deed recorded in the Greenville County RMC Office in Deed Book 1107 at Page 958 on the 27th day of July, 1979.

This mortgage is junior in priority to that certain note and mortgage heretofore given to First Federal Savings and Loan Association recorded in the Greenville County RMC Office in REM Book 1240 at Page 505 on the 11th day of July, 1972.

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.

4328 RV-2