

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

U.S.C. 37 Villa Road, Suite 400  
Greenville, SC 29615

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 21st day of August, 1979,  
among GERALD W. GRAYDON and TERESA T. GRAYDON (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  
Five Thousand and No/100 (\$5,000.00), the final payment of which  
is due on September 15, 1986, 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 all buildings and improvements, situate,  
lying and being on the southern side of Laurel Drive in Greenville County, South  
Carolina, being shown as Lot No. 16 and the western half of Lot No. 18 on a plat of  
Laurel Hills, made by W. N. Willis, Engineer, dated March 25, 1960, recorded in the  
RMC Office for Greenville County, South Carolina, in Plat Book RR, page 33, and  
having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Laurel Drive at the joint front  
corners of Lots Nos. 14 and 16, and running thence S. 0-30 W., 124 feet to a point;  
thence N. 81-53 E., 120.6 feet to an iron pin in the middle of the rear line of  
Lot No. 18; thence through Lot No. 18 N. 0-30 E., 133.24 feet to a point on Laurel  
Drive; thence along the southern side of Laurel Drive S. 68-33 W., 65.1 feet to a  
point; thence continuing with said side of Laurel Drive, S. 87-35 W., 58.2 feet to  
the point of beginning.

The above described property is the same conveyed to the Mortgagors by deed of John R.  
Cooley and Barbara B. Cooley recorded in the RMC Office of Greenville County, South  
Carolina in Deed Book 983, page 437, on September 7, 1978.

The above described property is subject to a first mortgage owned by Greer Federal  
Savings and Loan Association, of Greer, South Carolina, in the original sum of  
\$23,700.00, recorded in the RMC Office for said County and State in Mortgage Book  
1290, page 126.

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.