

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Mortgagee's Address: 37 Villa Rd.
Piedmont East, Suite 400,
Greenville, SC 29615

MORTGAGE OF REAL PROPERTY

BOOK 1190 PAGE 886

RECORDED
DEC 11 12 53 PM '79
DOWNING & JAMES SLEY

THIS MORTGAGE made this 7th day of December, 1979,
among Robert A. Bailey (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
TWENTY THOUSAND AND NO/100----- (\$ 20,000.00), the final payment of which
is due on December 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 piece, parcel or lot of land situate, lying and being in Chick
Springs Township and being known and designated as Lot No. 4 and a small
portion of Lot No. 5 according to plat of Property of E. D. Harrell, Jr.
and L. R. Causey made by W. J. Riddle, January 1952 and revised March 26,
1952 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Paris Mountain Road
at the joint front corner of Lots Nos. 3 and 4 and running thence along
the line of Lot 3 N 45-30 E 165.6 feet to an iron pin at the joint rear
corner of Lots Nos. 3 and 4; thence with the line of Lots Nos. 3 and 5
N 50-43 E 25 feet to a point; thence across and through Lot No. 5 in a
line parallel with the real line of Lot No. 4 N 34-56 W 154.4 feet more
or less to a point in the line of Lot No. 5; thence with the line of
Lot No. 5 and the property now or formerly of H. R. Stephenson S 52-10 W
25 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5;
thence the same course S 52-10 W 36.4 feet to an iron pin; thence
S 28-38 W 53 feet to an iron pin; thence S 48-32 W 118 feet to an iron
pin on the northeastern side of Paris Mountain Road; thence with the
northeastern side of Paris Mountain Road S 41-06 E 69.8 feet; thence
continuing with said road S 54-42 E 70.2 feet to an iron pin; thence
S 67-52 E 10 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Con-
solidated Properties, Inc. recorded July 18, 1974 in Deed Book 1003
at page 208 in the RMC Office for Greenville County.

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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