

37 Villa Road, Greenville, SC
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

P.30-1495 543
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 8th day of February, 19 80,
among Daniel M. & Barbara A. Gossett (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 00/100ths (\$ 12,000.00), the final payment of which
is due on February 15 19 90, 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 on the Southern side of
Homewood Avenue near the City of Greenville, in the County of Greenville, State of
South Carolina, known and designated as Lot No. 10 of a subdivision known as Homestead
Acres as shown on plat recorded in the R.M.C. Office for Greenville County in Plat
Book RR at page 35 and according to said plat has the following metes and bounds, to-
wit:

BEGINNING at an iron pin on the southern edge of Homewood Avenue at the joint front
corner of Lots No. 10 and 11; running thence with the line of these lots S. 25 E. 175
feet to an iron pin in the line of Lot No. 1 and ; running thence with the line of Lot
No. 1 N. 65-00 E. 90 feet to an iron pin at the joint rear corner of Lots no. 10 and
9 and; running thence with the joint line of these lots N. 25 W. 175 feet to an iron
pin on the southern edge of Homewood Avenue and; running thence with the Southern edge
of Homewood Avenue S. 65-00 W. 90 feet to an iron pin to the point of beginning.

This is the identical property conveyed to Daniel M. and Barbara A. Gossett by Mana
Mae Anderson recorded in the R.M.C. Office for Greenville County in Deed Book 1044
at Page 448 and recorded October 12, 1976.

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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