

Charlotte, NC 28288
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GR... S.C.
JAN 3 29 PM 1983 BOOK 1590 PAGE 997
MORTGAGE OF REAL PROPERTY
DONNE BANKERSLEY
R.M.C.

THIS MORTGAGE made this 30th day of December, 19 82,
among Thad C. Boroughs, Jr. and Eleanor A. Boroughs (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
Forty-Five Thousand and No/100 Dollars (\$ 45,000.00), with interest thereon,
providing for monthly installments of principal and interest beginning on the first day of
February, 19 83, and continuing on the first day of each month thereafter until the
principal and interest are fully paid;

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 Greenville County, State of South Carolina, on
the southern side of St. Augustine Drive, near the City of Greenville,
being shown as Lot 27 on Plat of Pelham Estates recorded in Plat Book
PPP at Pages 28 and 29, and described as follows:

BEGINNING at an iron pin on the southern side of St. Augustine Drive
at the joint front corner of Lots 27 and 26, and running thence with
the line of Lot 26, S 31-17 W 200 feet to an iron pin; thence N 58-43
W 200 feet to an iron pin at rear corner of Lot 28; thence with line
of Lot 28, N 31-17 E 200 feet to an iron pin on St. Augustine Drive;
thence with the southern side of said Drive, S 58-43 E 200 feet to
the point of beginning.

This is the same property conveyed to the mortgagees herein by deed
of M. G. Proffitt, Inc. which deed was recorded in the RMC Office for
Greenville County in Deed Volume 871 at Page 9 on June 30, 1969.

This mortgage is second and junior in lien to that mortgage given in
favor of Fidelity Federal Savings & Loan Association (now American
Federal Savings & Loan Association which mortgage was recorded in the
RMC Office for Greenville County in Mortgage Book 1110 at Page 40 in
the original amount of \$28,850.00 on November 19, 1968.

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 and any note(s) secured by lien(s) having priority over Mortgagee's within described lien in
the amounts, in the manner and at the places set forth therein. This Mortgage secures payment of said Note
according to its terms, which are incorporated herein by reference.

2. TAXES. Mortgagor will pay all taxes, assessments, water rates, and other governmental or municipal
charges, fines, or impositions, for which provision has not been made hereinbefore, and in default thereof
the Mortgagee may pay the same; and will promptly deliver the official receipts therefor to the Mortgagee. If
the Mortgagor fails to make any payments provided for in this section or any other payments for taxes,
assessments, or the like, then, the entire amount of the debt secured, or intended to be secured, shall
forthwith become due, at the option of said Mortgagee.