

FILED
GREENVILLE CO. S.C.

THIS MORTGAGE made this 17th day of January, 1983,
among Joel Duane McMillen (hereinafter referred to as Mortgagor) and FIRST
UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):
DONNIE J. TANKERSLEY
R.M.C.

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
Eleven Thousand Three Hundred and no/100 Dollars (\$ 11,300.00), with interest thereon,
providing for monthly installments of principal and interest beginning on the 25th day of
February, 1983, and continuing on the 25th 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:

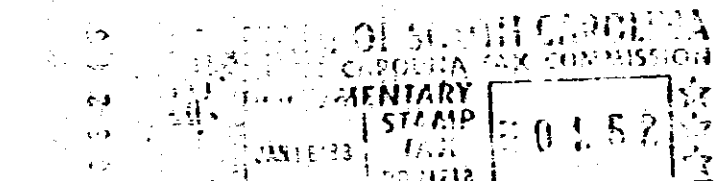
NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in
hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,
assigns and releases to Mortgagee, its successors and assigns, the following described premises located in
Greenville County, South Carolina:

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of
Greenville, in Chick Springs Township, shown and described as follows:

BEGINNING on the North side of Lee Road, at the edge of concrete road and running
thence N. 74-10 W. 207.42 feet along the edge of said concrete road; thence N. 15-50
E. 210 feet; thence S. 74-10 E. 207.42 feet to corner now or formerly of Hall; thence
with line of Hall S. 15-50 W. 210 feet to the beginning corner; less, however, any
portion of said property previously conveyed by Reathie McKinney recorded in the
Greenville County Courthouse.

THE above conveyance is subject to all rights-of-way, easements, and protective
covenants affecting same appearing upon the public records of Greenville County,
South Carolina.

THIS being the same property conveyed to Mortgagor by deed of Reathie McKinney and
Mildred Scott Williams dated May 26, 1982 and recorded in the R.M.C. Office for
Greenville County in Deed Book 1169 at Page 437 on June 30, 1982.



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.

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