MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 6th day of July , 19 79 , among Fred C. Bell & Linda I. Bell (hereinafter referred to as Mortgagor) and FIRST UNION MORTGAGE COMPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):

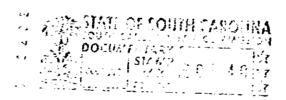
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the Note and this Mortgage by the conveyance of the premises hereinafter described:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as property shown on plat prepared by Dalton & Neves, Egineers, dated May, 1969, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Circle Road and running thence S. 69-50 W. 201.8 feet to nail and cap in center of said Road; thence a new line, N. 2-31 W. 1381.4 feet to iron pin at branch; thence N. 54-43 E. 228.7 feet to another iron pin at branch, branch being property line; thence S. 2-31 E. 1443 feet to point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Eunice Irene Burrell Steading, dated May 23, 1969, and recorded in the RMC Office for Greenville County, S.C. on May 23, 1969 in Deed Book 868 at Page 389

THIS mortgage is second and junior in lien to that mortgage given to The United States of America in the amount of \$14,000.00, recorded in the RMC Office for Greenville County, S.C. on November 19, 1969 in Mortgage Book 1142 at Page 321.



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, extures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or exticles, 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, 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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