

37 Villa Road, Greenville, SC 29605
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

825458 BOOK 1423 PAGE 221
MORTGAGE OF REAL PROPERTY
BOOK 63 PAGE 245

THIS MORTGAGE made this 2nd day of February, 1978,
among Gerald Lee Brown & Carolyn B. Brown (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
Four Thousand and No/100 (\$ 4,000.00), the final payment of which
is due on February 15, 1986, together with interest thereon as
November 27, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Walnut Street, said
point being where the Northwest side of Walnut Street intersects with
the East side of a 15-foot alley and runs thence along the East side of
said alley, N. 13-04 E. 162. feet to an iron pin; thence still along
said alley, N. 17- 0 E. 45.4 feet to an iron pin; thence through Lot No.
74, S. 39-05 E. 126.6 feet to an iron pin on the Northwest side of
Walnut Street; thence along Walnut Street, S. 51-32 W. 165.5 feet to
the beginning corner.

THIS being the same property conveyed to the mortgagors herein by deed
of Frances Thomas, dated December 4, 1964, recorded in the RMC Office
for Greenville County, S.C. December 7, 1964 in Deed Book 763 at Page
47.

Ernest S. Ingle
RMC

(continued on back page) 15094

December 13, 1978
Vice President
Mona Zaharopulo

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, of
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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