

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE CO. S.C. 825989 BOOK 1493 PAGE 718
JAN 21 4 57 PM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL PROPERTY
BOOK 83 PAGE 420

THIS MORTGAGE made this 15th day of January, 1980,
among Robert L. Densham (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
Twenty Thousand and 00/100ths Dollars (\$ 20,000.00), the final payment of which
is due on January 15, 1990, 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
This being the identical property conveyed to Mortgagors herein by deed of Robert D. Vail
and Mildred J. Vail, dated January 21, 1980, to be recorded of even date herewith.

This Mortgage is subordinate and junior to that certain Mortgage given by Robert D. Vail
and Mildred J. Vail to Greer Federal Savings And Loan Association in the original amount
of \$45,000.00 dated September 28, 1978, and recorded in the RMC Office for Greenville
County, South Carolina, in Mortgage Book 1445, Page 626.

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).
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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 hereunto certified
that the premises are free and clear of all encumbrances except for a prior Mortgage, if any, and that Mortgage Corporation
will warrant and defend title to the premises against the lawful claims of all persons whomsoever.
BY: *[Signature]* Vice President
WITNESS: *[Signature]*

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.

FILED
GREENVILLE CO. S.C.
JAN 22 1980
R.M.C.

STATE OF SOUTH CAROLINA
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