

37 Villa Road, Suite 400
Greenville, SC 29615
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

UNIVERSITY OF S. C.
AUG 18 2 38 PM '81
JONNIE S. TANKERSLEY
R.M.C.

BOOK 1550 PAGE 239

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 5th day of August, 19 81,
among Charles R. and Rosita S. Davis (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
Fourteen Thousand Two Hundred & No/100 (\$ 14,200.00), the final payment of which
is due on August 15 19 91, 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
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 situate, lying and being in the
County of Greenville, State of South Carolina, being known and
designated as Lot No. 3 as shown on a plat entitled "Section One Jenkins
Estates Southwest" prepared by C. O. Riddle, dated February, 1972, and
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Fork Shoals Road
at the joint front corner of Lots Nos. 3 and 4; running thence down
the joint line of said lots S. 63-36 W. 261 feet to an iron pin;
running thence N. 26-24 W. 170 feet to an iron pin on the eastern side
of Beauclair Drive; running thence up the eastern side of Beauclair Drive
N. 63-36 E. 234.2 feet to an iron pin at the intersection, the chord of
which is S. 71-42 E. 35.5 feet to an iron pin on the southwestern side
of Fork Shoals Road; running thence down the southwestern side of Fork
Shoals Road S. 27 E. 145 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed
of Jean Freeman Cooley September 9, 1977, recorded September 12, 1977
in Deed Volume 1064 at page 630. This mortgage is second and junior in
lien to that mortgage given to First Federal Savings & Loan Association
in the original amount of \$30,100.00 recorded November 17, 1975 in
Mortgage Book 1353 at page 775.

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 other Note obligations of mortgagor which are secured by Liens which have priority over the Note
obligation herewith secured 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 will pay all taxes, assessments, water rates, and other governmental or municipal
charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mort-
gagee 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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