

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 5th day of November, 19 82,
among Henry Lorents Mathison & Barbara M. Mathison (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
Fifteen Thousand and no/100 Dollars (\$ 15,000.00), with interest thereon,
providing for monthly installments of principal and interest beginning on the 15th day of
December, 19 82, and continuing on the 15th 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 certain piece, parcel or lot of land situate, lying and being in the County of
Greenville, State of South Carolina, on the eastern side of Heard Drive and being known and
designated as Lot No. 45 on plat of Belmont Heights recorded in the RMC Office for Greenville
County in Plat Book 0G, Page 55, and having according to said plat, the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Heard Drive, joint front corner of Lots
44 and 45 and running thence with the common line of said lots, N. 85-52 E. 235 feet to an
iron pin on a branch; thence with the line of the branch S. 16-25 E. 95.9 feet to an iron
pin; thence continuing along said branch S. 37-18 E. 92.2 feet to an iron pin rear corner
of Lots 45 and 46; thence with the common line of said lots N. 77-48 W. 332 feet to an iron
pin on the eastern side of Heard Drive; thence along the eastern side of said Drive N. 7-00
E. 85 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Leonard Earl Brown
dated August 11, 1970 and recorded in the RMC Office for Greenville County, South Carolina
on August 18, 1970 in Deed Volume 896 at Page 361.

This mortgage is second and junior in lien to that mortgage given in favor of Cameron Brown
Company in the original amount of \$15,450.00 recorded in the RMC Office for Greenville
County, South Carolina on August 21, 1970 in Mortgage Book 1163 at Page 527.



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.