

37 Villa Rd., Greenville, S.C. 825440
 STATE OF SOUTH CAROLINA) BOOK 1421 PAGE 756
 COUNTY OF GREENVILLE) MORTGAGE OF REAL PROPERTY
 BOOK 63 PAGE 520

THIS MORTGAGE made this 11th day of January, 19 78,
 among Donald H. Bright (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
Five Thousand, Six Hundred & No/100 (\$ 5,600.00), the final payment of which
 is due on January 15 19 88, 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:

at Page 69, and having, according to said plan, the following
 bounds, to-wit:

BEGINNING at an iron pin on the northern side of Squire Place at the
 joint front corner of Lots Nos. 37 and 38 and running thence with the
 line of Lot No. 37, N. 43-36-20 E. 115 feet to an iron pin in the line
 of Lot No. 48; thence with the line of Lot No. 47, N. 59-19-28 W. 62.40
 feet to an iron pin; thence with the line of Lot No. 46, S. 83-54-21 W.
 53.42 feet to an iron pin at the joint rear corner of Lots Nos. 38 and
 39; thence with the line of Lot No. 39, S. 5-00-54 E. 129.34 feet to an
 iron pin on the northern side of Squire Place; thence with the curve of
 the northern side of Squire Place, the chord of which is S. 70-42-17 E.
 41.17 feet to the point of beginning. 19650

THIS being the same property conveyed to the mortgagor herein by deed of
 Fortis Enterprises, Inc., recorded March 19, 1973 in the
 Greenville, S.C. in Deed Book 970 at Page 343.
 (continued on back page)

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 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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