

ADDRESS OF MORTGAGEE: ^{First Union Mortgage Corp., Charlotte, N.C. 28288}
STATE OF SOUTH CAROLINA) ^{4 04 PM '81 826288} [EOSTER & RICHARDSON
COUNTY OF GREENVILLE) ^{SONNIE S. TANKERSLEY R.M.C.} MORTGAGE OF REAL PROPERTY
BOOK 83 PAGE 1447 BOOK 1536 PAGE 953

THIS MORTGAGE made this 26th day of March, 19 81,
among Patricia F. & Charles S. Smallman (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
Thirteen Thousand and No/100 (\$ 13,000.00), the final payment of which
is due on April 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 certain piece, parcel or lot of land situate, lying and being in the
State of South Carolina, County of Greenville, being known and designated
as Lot No. 30, Phase 1 of a subdivision known as Coachwood Forest as shown on
plat thereof prepared by Wolfe & Huskey, Inc. being recorded in the RMC
Office for Greenville County in Plat Book 6-0, at Page 19, and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at nail and cap in the center of Coachman Drive, joint front
corner of Lots 29 and 30 and running thence with the joint line of said
lots S. 48-26 W. 300 feet to an iron pin; thence S. 3-04 E. 301.8 feet to a
point in the center of a proposed road; thence with the center of said pro-
posed Road N. 45-26 E. 300 feet to a nail and cap in the center of Coachman
Drive; thence with Coachman Drive N. 01-04 W. 290 feet to the point of begin-
ning.

This being the same property conveyed to the mortgagor herein by deed of
William F. Finnell and Grace A. Finnell dated April 1, 1981 and
recorded in the RMC Office for Greenville County, S. C. in Deed Book 1145 at
Page 486.

This mortgage is junior in ^{lien} to that certain mortgage in favor of Heritage
Federal Savings and Loan Association in the principal amount of \$10,000.00
recorded in the RMC Office for Greenville County in ^{Deed} Book 1440 at
Page 562.

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,

FILED
JAN 9 1981

BY: [Signature]
Vice President 12/27/83
WITNESS: [Signature]

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