

THIS MORTGAGE made this 19th day of January, 1983,  
among Betti R. Taylor (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  
Eight Thousand Five Hundred and no/100----- Dollars (\$ 8,500.00 ), with interest thereon,  
providing for monthly installments of principal and interest beginning on the 25th day of  
February, 1983, and continuing on the 25th 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, with all improvements thereon,  
situate, lying and being in the State of South Carolina, County of Greenville,  
in Butler Township near the City of Greenville, and being known and designated  
as Lot No. 19 of a subdivision known as McSwain Gardens, plat of which is recorded  
in the R.M.C. Office for Greenville County in Plat Book GG at Page 75, and having  
the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Shannon Drive at the joint  
front corner of Lots 18 and 19 and running thence with the joint line of Lots 18  
and 19 S. 43-40 W. approximately 225 feet to a point in a branch, the joint rear  
corner of Lots 18 and 19; thence with said branch as a line approximately N. 34-  
20 W. approximately 97 feet to a point, the joint rear corner of Lots 19 and 20;  
thence with the joint line of Lots 19 and 20 N. 43-40 E. approximately 203.3  
feet to a point on the southwestern side of Shannon Drive at the joint front  
corner of Lots 19 and 20; thence with the southwestern side of Shannon Drive  
S. 51-15 E. 17.3 feet to a point; thence continuing with the southwestern side  
of Shannon Drive S. 46-20 E. 77.7 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagor herein by Wyllys H.  
Taylor by deed to be recorded simultaneously herewith.

THIS mortgage is junior in lien to that certain note and mortgage heretofore  
executed unto First Federal Savings and Loan Association December 11, 1964,  
recorded in Mortgage Book 980 at Page 655 and having a current balance of  
\$8,273.71.

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.

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