

FIRST UNION MORTGAGE CORPORATION CONS-14 CHARLOTTE, NORTH CAROLINA
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL PROPERTY

THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS FOR AN ADJUSTABLE INTEREST RATE

THIS MORTGAGE made this 2nd day of August 19 83
among Thomas Henry Taylor and Gladys Buckner 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 Eighteen Thousand Dollars (\$ 18,000.00) and no/100, with interest thereon, providing for monthly installments of principal and interest beginning on the 1st day of September 19 83 and continuing on the 1st 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 Greenville County, South Carolina:

ALL that piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying on the western side of Craig Street, in the Town of Fountain Inn, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Craig Street at the corner of property of I. S. Babb, and running thence with the western side of Craig Street N. 20-30 E. 77.5 feet to a corner of property now or formerly of Robert O. Nash; thence with the Nash line N. 83-45 W. 175 feet to an iron pin; thence S. 2-30 W. 77.5 feet to an iron pin, corner of the Babb lot; thence with the Babb line S. 83-45 E. 175 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Gerald W. Marlar dated January 14, 1964 and recorded in the R. M. C. Office for Greenville County, South Carolina, in deed book Vol. 740 at Page 105 on January 16, 1964; and subject to all restrictions, zoning ordinances, set-back lines, roadways, easements and rights-of-way, if any, as shown on deed of conveyance.

This is a junior mortgage, junior in lien to that mortgage given to United Federal Savings and Loan Association on May 17, 1978 by the Mortgagors herein which mortgage is recorded in the R. M. C. Office in Greenville County, South Carolina, in mortgage book 1426 at Page 289.

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 heater (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 all payments required by any note(s) secured by lien(s) having priority over Mortgagee's within described lien or by any prior mortgage(s) 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 and sewer charges, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinafter, and will promptly deliver the official receipts thereof to the Mortgagee upon demand, and in default thereof the Mortgagee may pay the same and add the amount of such payment(s) to the principal indebtedness due Mortgagee, and the same shall be repaid by Mortgagor with interest at the then prevailing note rate upon demand.

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