

GREENVILLE CO S C
 FIRST UNION MORTGAGE CORPORATION CHARLOTTE, NORTH CAROLINA 28288
 STATE OF SOUTH CAROLINA JUN 3 12 24 PM '83
 COUNTY OF GREENVILLE GREENVILLE S. WALKERLEY R.M.C. 230023A1
 MORTGAGE OF REAL PROPERTY BOOK 82 PAGE 533

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

THIS MORTGAGE made this 2nd day of June, 19 83
 among PERRY J. McCARTER & ELIZABETH McCARTER (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 Twenty-Five Thousand Dollars (\$ 25,000.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 15th day of July, 19 83 and

continuing on the 15th day of each month thereafter until the principal and interest are fully paid; along the center of Suber Road the following courses and distances:
 S. 33-06 E. 358.5 feet, S. 33-40 E. 312.5 feet, S. 34-41 E. 181.4 feet,
 S. 36-52 E. 136.9 feet, S. 38-17 E. 165.6 feet, S. 47-05 E. 121.2 feet,
 S. 69-52 E. 133.9 feet, S. 82-27 E. 169.8 feet to the beginning corner.

This being a portion of the property conveyed to the Mortgagors herein by deed of Lina V. Dillard recorded on June 3, 1980, in the RMC Office for Greenville County in Deed Book 1126, page 889.

This is a junior mortgage to one given to the Federal Land Bank as shown in Mortgage Book 1540, page 604, dated May 7, 1981.

FIRST UNION MORTGAGE CORPORATION
 10-3-83
 BY: [Signature]
 Vice President

STATE OF SOUTH CAROLINA
 DOCUMENTARY
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 JUN 19 1983
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together with all the rights, interests, tenements 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 hereinbefore, 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.

