

THIS MORTGAGE made this 8th day of July, 19 81,  
among Tony Maurice Robinson (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  
Eleven Thousand Five Hundred and no/100 (\$ 11,500.00), the final payment of which  
is due on July 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. 14 on plat of Unit One, of Canterbury Hills Subdivision prepared  
by J. Mac Richardson, Surveyor, April 20, 1960, and recorded in the RMC  
Office for Greenville County in Plat Book MM at Page 150, and having,  
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Camelback Road, joint  
front corner of Lots 13 and 14 and running thence with the joint line of  
said lots, S. 43-06 E. 144.4 feet to an iron pin; thence N. 46-54 E. 100  
feet to an iron pin, joint rear corner of Lots 14 and 15; thence with the  
joint line of said lots, N. 43-06 W. 145 feet to an iron pin on the  
Southeastern side of Camelback Road; thence with said road, S. 46-54 W.  
68.4 feet to an iron pin; thence continuing with said Road, S. 45-23 W.  
31.6 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by deed of David  
Rudolph Blakely and Loretta J. Blakely dated December 11, 1972 and recorded  
in the RMC Office for Greenville County in Deed Book 962 at Page 583 and  
by deed of Carole J. Robinson dated July 8, 1981, and recorded in the RMC  
Office for Greenville County in Deed Book 1151 at Page 678.

This mortgage is junior in priority to that certain mortgage given by Tony M. Robinson and  
Carole J. Robinson to Cameron Brown dated December 11, 1972 and recorded in REM Book 1280  
at page 281 and assigned to First Federal Savings and Loan Association of Clearwater dated  
January 10, 1973 and recorded in Book 1264 at Page 56 in the RMC Office for Greenville  
County, South Carolina.

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 other Note obligations of mortgagor which are secured by Liens which have priority over the Note  
obligation herewith secured 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 will pay all taxes, assessments, water rates, and other governmental or municipal  
charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mort-  
gagee 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.