

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

THIS MORTGAGE made this 3rd day of May, 19 84
among Gayle H. Jordan (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 Forty One Thousand Dollars (\$ 41,000.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 15th day of June, 19 84 and continuing on the 15th day of each month thereafter until the principal and interest are fully paid;

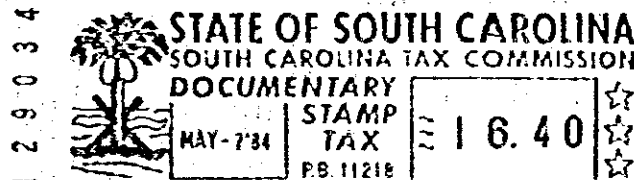
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the Note and this Mortgage by the conveyance of the premises hereinafter described:

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 lot of land situate on the west side of Terramont Circle, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 1-A on plat of Terra Pines Estates, made by Piedmont Engineering Service, December 1958, revised through September 1965, recorded in the RMC Office for Greenville County, S. C., in Plat Book RR, at Page 96 and having according to said plat the following metes and bounds, to-wit:
BEGINNING at an iron pin on the west side of Terramont Circle at the joint corner of Lots No. 1-A and 1-B and runs thence along the line of Lot No. 1-B, S. 79-15 W. 208.7 feet to an iron pin; thence N. 16-12 W. 190 feet to an iron pin; thence along the line of Lot No. 1, N. 76-54 E. 235.6 feet to an iron pin on the west side of Terramont Circle; thence along Terramont Circle, S. 8-17 E. 199 feet to the beginning corner.

This is the same property conveyed to Jack G. Jordan and Gayle H. Jordan by deed of Emily Lite, Nick A. Theodore, Thomas E. MacFie, William M. McMillan and H. Harold Tarleton, Jr. dated May 23, 1966 and recorded in the RMC Office for Greenville County on May 27, 1966 in Deed Book 799 at Page 171. Jack G. Jordan conveyed all his right, title and interest in said property to Gayle H. Jordan by deed dated July 24, 1981 and recorded in the RMC Office for Greenville County on July 27, 1981 in Deed Book 1152 at Page 446.

This mortgage is second and junior in lien to that certain mortgage given by Jack G. Jordan and Gayle H. Jordan in favor of Fidelity Federal Savings and Loan Association dated July 15, 1966 recorded in the RMC Office for Greenville County on July 15, 1966 in Mortgage Book 1035 at Page 616 and being in the original amount of \$20,000.00.



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 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.

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