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FIRST UNION MORTGAGE CORPO	RATION CONSTANTACHARLOTT	PE, NORTH CAROLINA 282890_1640 40188
STATE OF SOUTH CAROLINA	DUNG IS OF SA	LEATHERWOOD, WALKER, TODD & MANN
COUNTY OF GREENVILLE	\$8/A/2 4 39 / 18 P	LEATHERWOOD, WALKER, TOOD & MANN MORTGAGE OF REAL PROPERTY ISIONS FOR AN ADJUSTABLE INTEREST RATE
THE NOTE SECURED BY THIS	MORTGAGE CONTAINS PROV	ISIONS FOR AN ADJUSTABLE INTEREST RATE
THIS MORTGAGE made this	15th day o	December 19 83
among Elaine K. Robins	on, Nancy C. Bradley.	thereinalter referred to as Mortgagor) and FIRST

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 loand 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 <a href="Greenville">Greenville</a> County, South Carolina:

All that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being on the north-western side of Cammer Avenue and being known and designated as Lot No. 26 of a subdivision of Property of G. F. Cammer, plat of which is recorded in the RMC Office for Greenville County in Plat Book L at Page 115 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is the same property conveyed to the Mortgagors by deed of Julie Hammond Jenkins recorded March 13, 1981 in Deed Book 1144, Page 260 of the Greenville County RMC Office.

The lien of the within mortgage is understood to be junior in rank and priority to the lien of that certain mortgage given to NCNB Mortgage South, Inc. in the original amount of \$19,600.00 recorded in the RMC Office for Greenville County in Mortgage Book 1412 at page 570.

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, improvments, 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.