and the first of the second	The state of the second section of the second section is a second section of the second section of the second section is a second section of the second section of the second section is a second section of the secti	AND EXECUTED AS IN THE REAL PROPERTY CONTRACTOR OF THE CONTRACTOR	
	FIRST U	enion Mortgage Corp., Cons-14,	CHARLOTTE, N.C. 28288
STATE OF SOUTH CARO			NR 1980 1981
Greenv	ille)	MORTGA	AGE OF REAL PROPERTY
THE NOTE SECURED BY	THIS MORTGAGE CO	NTAINS PROVISIONS FOR AN ADJU	STABLE INTEREST RATE
THIS MORTGAGE ma	ade this 20th	day of _April	, 19,
among <u>Georgeam</u> UNION MORTGAGE COF	ne Earnest RPORATION, a North Ca	hereinafter referred to arolina corporation (hereinafter referre	o as Mortgagor) and FIRST d to as Mortgagee):
WITNESSETH THAT.	WHEREAS, Mortgagor is	s indebted to Mortgagee for money loan en date herewith in the principal sum o	ed for which Mortgagor has
Dollars (\$ $\frac{15,000}{1000}$	00), with interest the	reon, providing for monthly installmen	its of principal and interest
beginning on the	lst	day ofJune	, 19 <u>84</u> and
		ach month thereafter until the principal	

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 <u>Greenville</u> County, South Carolina:

ALL that certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot No. 7 on a Plat entitled "Property of George L. Coleman, Jr.", recorded in the RMC Office for Greenville County in Plat Book 7-M, at Page 16, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on Williams Road, at the joint front corner of Lots 7 and 8, and running thence with the common line of said Lots, S 17-43 E, 204 feet to an iron pin; thence with the rear line of Lot 7, S 74-11 W, 126.6 feet to an iron pin, joint rear corner of Lots 6 and 7; thence with the common line of said Lots, N 16-04 W, 201 feet to an iron pin on Williams Road; thence with Williams Road, N 72-47 E, 120.7 feet to an iron pin, the point of beginning.

This is the same property conveyed to Roy Anthony Earnest and Georgeanne Earnest by deed recorded November 19, 1979, in Deed Book 116, at Page 8; also see deed to Georgeanne Earnest dated April 19, 1984, to be recorded simultaneously herewith.

This mortgage is junior in lien and subordinate to that certain mortgage to Poinsett Federal Savings & Loan Association, dated and recorded October 19, 1979, in REM Book 1485, at Page 76; said mortgage having a present balance of approximately \$33,652.48.

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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.

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FUMC 183 (Rev. 6-83) S.C. Variable

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