

THIS MORTGAGE made this 5th day of November, 19 82,  
among Perry J. and 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 and No/100 Dollars (\$ 25,000.00), with interest thereon,  
providing for monthly installments of principal and interest beginning on the Fifteenth day of  
December, 19 82, 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 piece, parcel or tract of land with all improvements thereon  
situate, lying and being in the County of Greenville, State of South  
Carolina, containing 31.65 Acres as shown on plat of Property of Perry J.  
McCarter made by Tri-State Surveyors, May 16, 1980, and having the following  
courses and distances, to wit:

BEGINNING at an iron pin on Suber Road adjoining 11.32 acres now or formerly  
in the name of Henry Egan and running thence N. 18-47 E. 847.6 feet to a  
new iron pin; running thence N. 71-25 E. 461.9 feet to a new iron pin;  
running thence along line of property of Lillian J. White (Life Estate)  
N. 18-24 W. 683.2 feet to iron pin; running thence along line of property  
of Arthur Elmore S. 71-26 W. 1293.6 feet to a new iron pin; running thence  
along Douglas Peace property S. 70-53 W. 280.22 feet to iron pin; running  
thence S. 70-53 W. 38.18 feet to nail and cap in Suber Road; running thence  
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, May 7, 1981 in the original amount of  
\$ 126,000.00

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 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,  
successors and assigns, forever, for the purposes hereinafter set out and Mortgagor covenants with Mortgagee,  
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 note(s) secured by lien(s) having priority over Mortgagee's within described lien 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 rates, and other governmental or municipal  
charges, fines, or impositions, for which provision has not been made hereinbefore, and in default thereof  
the Mortgagee 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.