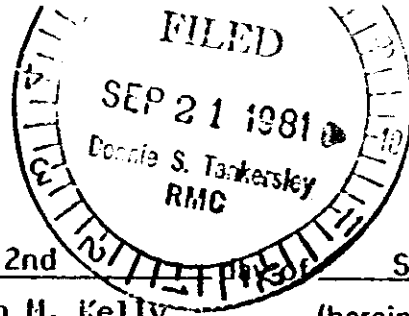


STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )



BOOK 1553 PAGE 332

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 2nd September, 19 81,  
among Lanford D. Kelly and Lynn H. Kelly (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  
Eighteen thousand and no/100 (\$18,000.00) (\$ 18,000.00), the final payment of which  
is due on October 15, 19 81, 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, with all improvements thereon, or here-  
after constructed thereon, situate, lying and being in the State of South Carolina, County  
of Greenville, in Grove Township and being more particularly described as follows:

BEGINNING at the intersection of the center line of the Georgia Road and the center  
line of a 30' road, now paved, said 30' road being shown as "Road Reserved" on a plat  
prepared by John C. Smith, Surveyor, October, 1949, and recorded in the RMC Office for  
Greenville County, S.C., in Plat Book V at Page 192, Mortgagor's common corner with R.  
E. Davis and Helen B. Davis, now or formerly, and runs with the center line of the Georgia  
Road S. 2-00 W. 293.8 feet to an iron pin; thence N. 74-00 E. 363 feet to an iron pin,  
a common corner with Lot No. 2 on said plat; thence with the line of Lot No. 2 aforesaid  
N. 2-00 E. 219 feet to a point in the center of the said 30' road, Mortgagors' common  
corner with R. E. Davis and Helen E. Davis, now or formerly; thence with the center of  
said road and with the line of Davis, now or formerly, S. 86-00 W. 362.5 feet to the  
point of beginning. This being the same tract of land conveyed unto the mortgagors herein  
by deed of James E. and Willie Mae Milligan, dated Jan. 13, 1975 of record in Vol.1013, 342.  
Being shown on the Tax Maps for Greenville County as Sheet 612.3, Block 1, Lot 30.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements,  
and right-of-ways, if any affecting the above described property.

Mortgagor Address:

Hr. and Mrs. Lanford D. Kelly  
Rt. 3, Box 489-A.  
Pelzer, South Carolina 29669

Mortgagees Address:

First Union Mortgage Corporation  
2315 North Main Street, Regency Bldg  
Suite 204, Anderson, South Carolina 29621

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.

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