

Mortgagees Address:

Suite 103, Piedmont Center
33 Villa Road
Greenville, SC 29607

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GR... S.C.

FEE SIMPLE

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DOHN... BAKERSLEY SECOND MORTGAGE

THIS MORTGAGE, made this 18th day of February

19 82 by and between Charles W. Kauffman, Jr. and Mary B. Kauffman

(the "Mortgagor") and UNION HOME LOAN CORPORATION OF SOUTH CAROLINA, a body corporate (the "Mortgagee").

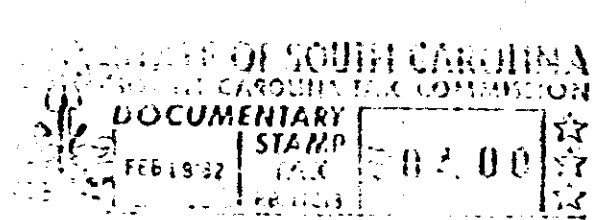
WHEREAS, the Mortgagor is justly indebted unto the Mortgagee in the sum of ^{BOOK IN FILE} Nine thousand nine hundred twenty-five &no/100 Dollars (\$ 9,925.00 -----), (the "Mortgage Debt"), for which amount the Mortgagor has signed and delivered a promissory note (the "Note") of even date herewith payable to the Mortgagee, or order, the final installment thereof being due on March 15, 1992

KNOW ALL MEN, that the said mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the condition of the said note, and also in consideration of the further sum ONE DOLLAR, to the said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presence do grant, bargain, sell and release unto the said mortgagee:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Milford Church Road and being known and designated as Lot No. 1 on plat entitled "Property of Florence B. Whilden" recorded in the RMC Office for Greenville County in Plat Book 4-0 at page 211 and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Milford Church Road, said pin being approximately 88.9 feet from the intersection of Milford Church Road and Milford Circle, at joint front corner of the within described property and that now or formerly of James T. Elder; running thence S 64-30 W, 225.0 feet to an iron pin; running thence N 12-49 E, 171.6 feet to an iron pin on the southern side of Milford Church Road; running thence with the southern side of said Milford Church Road, S 67-22 E, 178.0 feet to the point of beginning.

DERIVATION: Deed of Rick L. Miller and Karis Ann Miller recorded February 19, 1982 in Deed Book 1168 at page 694.



TOGETHER with the improvements thereon and the rights and appurtenances thereto belonging or appertaining. The land and improvements are hereinafter referred to as the "property".

SUBJECT to a prior mortgage dated 3/21/79, and recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of Greenville County in Mortgage Book 1460, page 461 in favor of 1st Federal Savings and Loan Association

TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, its successors and assigns forever, and the mortgagor hereby binds himself, his successors, heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against himself, his successors, heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, that the Mortgagor shall well and truly pay or cause to be paid the Mortgage Debt hereby secured when and as the same shall become due and payable according to the tenor of the said Note and shall perform all the covenants herein on the Mortgagor's part to be performed, then this Mortgage shall be void.

RECORDED

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