

Buckingham Way
Taylor SC 29687

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagees Address:

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GR... CO. S. C.
FEB 15 12 40 PM '82 MORTGAGE
DORRIS STANNERSLEY
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles W. Kauffman, Jr. and Mary B.

Kauffman ----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Rick L. Miller and Karis Ann Miller (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Five thousand and no/100ths

----- DOLLARS (\$ 5,000.00), with interest thereon from date at the rate of 15 1/2 per centum per annum, said principal and interest to be repaid:

in 60 monthly installments in the amount of \$82.25 commencing April 1, 1982 with like payments on the same date of each month thereafter until March 1, 1987 at which time the entire outstanding principal balance and any accrued interest shall become immediately due and payable.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, 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 N12-49 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.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
FEB 15 1982
12 00

DERIVATION: Deed of Rick L. Miller and Karis Ann Miller recorded February 19, 1982 in Deed Book 1169 at page 694.

The mortgagor and mortgagee by the execution, delivery, acceptance and recording of this document acknowledge that the lein of this mortgage instrument is junior and secondary to that mortgage of Rick L. Miller to First Federal Savings and Loan Association dated March 21, 1979 in the amount of \$29,600.00 recorded March 22, 1979 in mortgage book 1460 at page 461 and that certain mortgage of Charles W. Kauffman and Mary B. Kauffman to Union Home Loan Corporation of SC dated - SEE REVERSE

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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