

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville) FILED
S. C.

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this FEB 23 2 48 PM '82 day of February, 19 82,
among Garry J. Kosof and Joan E. R. Kosof (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-Four Thousand Two Hundred and No/100 (\$ 24,200.00), the final payment of which
is due on March 1, 19 92, 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 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 the City of Mauldin, located on the edge
of a cul-de-sac at the northern end of Shawn Drive, and being shown and desig-
nated as Lot No. 11 on a plat entitled "Rustic Estates", dated April 16, 1974,
by Piedmont Engineers-Architects-Planners, and recorded in Greenville County
Plat Book 4R at Page 71, and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at a point on the edge of a cul-de-sac at the northern end of Shawn
Drive, at the joint front corner with Lot No. 12, and running thence with
the joint line of lots, N. 49-28 W. 176.68 feet to an iron pin at the joint
rear corner of Lots 11 and 12 with property now or formerly belonging to David
H. Cox; thence with said Cox property N. 12-22 E. 100 feet to a point; thence
N. 18-52 E. 99.93 feet to a point at the joint rear corner of Lot No. 11 with
property now or formerly belonging to G. L. Thomason; thence with the line
of said Thomason property, S. 50-00 E. 165.25 feet to a point at the joint
rear corner with Lot No. 10; thence with the joint line with Lot No. 10, S.
9-32 W. 186.57 feet to a point on the northern edge of said cul-de-sac; thence
with northern edge of said cul-de-sac, the chord of which is S. 68-45 W. 45
feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by general war-
ranty deed of Community Properties, Inc. dated May 2, 1975 and recorded in
the R.M.C. Office for Greenville County in Deed Book 1017 at Page 808.

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 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 Mortgagee's 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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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE TAX COMMISSION
DOCUMENTARY TAX STAMP
FEB 23 1982

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