

FILED
MAR 31 4 26 PM '82
CR:) CO. S. C.

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 30th day of March, 19 82,
among Eleanor L. Kohlbaugh (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 (\$ 25,000.00), the final payment of which
is due on April 15, 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 certain piece, parcel of lot of land situate, lying and being
in the State of South Carolina, County of Greenville, within the cor-
porate limits of the City of Greenville, on the west side of White Oak
Drive, being shown as the southern portion of Lot 106 on plat of
University Heights as recorded in the RMC Office for Greenville County
in Plat Book Y, Page 53, and being known and designated as Lot 106-A
according to a corrected plat of University Heights as recorded in the
RMC Office for Greenville County in Plat Book FF, Page 128, and having
according to said corrected plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the west side of White Oak Drive at the
joint corner of Lots 106 and 106-A, and running thence with the joint
line of said lots, S 84-26 W 190 feet to an iron pin in the line with
Lot 105; thence along the line of Lot 105, S 6-13 E 75 feet to an iron
pin; thence N 84-28 E 200 feet to an iron pin on the west side of
White Oak Drive; thence along White Oak Drive, N 15-44 W 75 feet to
the beginning corner.

DERIVATION: This being the same property conveyed to Paul Benjamin
Kohlbaugh and Eleanor Litch Kohlbaugh by deed of John C. Canfield as
recorded in the RMC Office for Greenville County, South Carolina, in
Deed Book 606, Page 145, on September 12, 1958. Thereafter, Paul
Benjamin Kohlbaugh died testate leaving as his sole beneficiary Eleanor
Litch Kohlbaugh. Reference is made to File 1607, Apartment 22 of the
records of the Probate Court for Greenville County, South Carolina.

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.