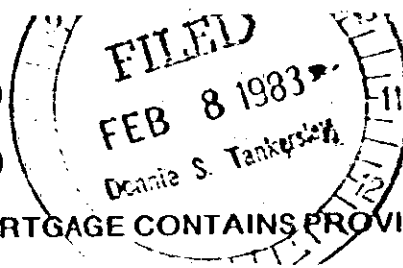


STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )



BOOK 1594 PAGE 201

MORTGAGE OF REAL PROPERTY

THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS FOR AN ADJUSTABLE INTEREST RATE

THIS MORTGAGE made this 3rd day of February, 1983,  
among Lanford D. Kelly & Lynn M. 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  
Five Hundred and No/100  
Dollars (\$ 18,500.00), with interest thereon, providing for monthly installments of principal and interest  
beginning on the 15th day of March, 1983 and  
continuing on the 15th day of each month thereafter until the principal and interest are fully paid;

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 Greenville County,  
South Carolina:

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, 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 is the same property conveyed unto the mortgagors herein by deed of James E. Milligan  
and Willie Mae Milligan, dated January 13, 1975, of record in Deed Book 1013, at page 342.



Address of Mortgagee 2315 N. Main, Regency Building, Anderson, S. C.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging  
or in anywise incident or appertaining. Including buy not limited to all buildings, improvements, fixtures, or appurte-  
nances 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,  
stores and water heater (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 all payments required by any note(s) secured by lien(s) having priority over Mortgagee's within described  
lien or by any prior mortgage(s) in the amounts, in the manner and at the places 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 and sewer charges, and other governmental or  
municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly  
deliver the official receipts thereof to the Mortgagee upon demand; and in default thereof the Mortgagee may pay the  
same and add the amount of such payment(s) to the principal indebtedness due Mortgagee, and the same shall be  
repaid by Mortgagor with interest at the then prevailing note rate upon demand.

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