

FILED
 STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)
 DORRIS S. TANKERSLEY
 RMC

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 SEP 21 1981
 Dorris S. Tankersley
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 BOOK 1559 PAGE 22
 MORTGAGE OF REAL PROPERTY
 BOOK 79 1306

THIS MORTGAGE made this 2nd September, 1981,
 among Lanford D. Kelly and Lynn H. 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 and no/100 (\$18,000.00) (S 18,000.00), the final payment of which is due on October 15, 1981 10K, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

said road and with the line of Davis, now or formerly, S. 86-30 W. 362.5 feet to the point of beginning. This being the same tract of land conveyed unto the mortgagors hereinafter by deed of James E. and Willie Mae Milligan, dated Jan. 13, 1975 of record in Vol. 1013, Being shown on the Tax Maps for Greenville County as Sheet 612.3, Block 1, Lot 30.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements, and right-of-ways, if any affecting the above described property.

Mortgagor Address:

Mr. and Mrs. Lanford D. Kelly
 Rt. 3, Box 489-A.
 Pelzer, South Carolina 29669

Mortgagees Address:

First Union Mortgage Corporation
 2315 North Main Street, Regency Bldg
 Suite 204, Anderson, South Carolina, 29621

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, 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 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 hereunto 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 this deed, that the premises are free and clear of all encumbrances except for a prior Mortgage, FIRST UNION MORTGAGE CORPORATION 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 other Note obligations of mortgagor which are secured by liens which have priority over the Note obligation herewith secured in the amounts, in the manner and at the place 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 rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mortgagee may pay the same, and will promptly deliver the official receipts therefor to the mortgagor. 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.

P.L.M.C. 1-21 SC REV 10-79

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MAR 2 1983
 BY: [Signature]
 Vice President
 WITNESS: [Signature]