

FILED
 First Union Mortgage Corporation, Charlotte, N. C. 28280 BOOK 1591 PAGE 469
 STATE OF SOUTH CAROLINA)
 COUNTY OF Greenville)
 JAN 12 9 53 AM '82
 DONNIE S. FANNERSLEY
 R.H.C.
 MORTGAGE OF REAL PROPERTY
 BOOK 81 PAGE 428

THIS MORTGAGE made this 8th day of January, 19 82,
 among Harald & Maureen Baugstat (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
Ten Thousand Two Hundred and No/100 (\$ 10,200.00), the final payment of which
 is due on January 15, 19 92, together with interest thereon as
 provided in said Note, the complete provisions whereof are incorporated herein by reference;

Mortgage Book 1511 at Page 862 on August 20, 1980 in the original amount of \$50,000.00.

THE mailing address of the Mortgagee herein is 37 Villa Road, Piedmont East, Suite 400,
 Greenville, South Carolina 29615.

PAID AND FULLY SATISFIED
 FIRST UNION MORTGAGE CORPORATION

BY: [Signature]
 Vice President
 WITNESS: [Signature]
 4127

STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY
 STAMP
 TAX
 RECEIVED
 JAN 12 1982

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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 GREENVILLE CO. S.C.
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