

Charlotte, NC 28288
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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SOUTH CAROLINA

BOOK 1572 PAGE 158
MORTGAGE OF REAL PROPERTY
BOOK 83 PAGE 338

THIS MORTGAGE made this 11th day of June, 1982,
among J. Michael Kapp and Margaret G. Kapp (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
Twelve Thousand and No/100 (\$ 12,000.00), the final payment of which
is due on July 1 1992, together with interest thereon as
provided in said Note, the complete provisions whereof are incorporated herein by reference;

thence with the northern side of East Prentiss Avenue N. 82-45 W. feet; thence
still with the northern side of East Prentiss Avenue N. 89-58 W. 12 feet to the beginning
point.

THIS is the same property conveyed to the mortgagors herein by deed of J. Coleman Shouse
and Irveta J. Shouse dated August 13, 1976 and recorded in the RMC Office for Greenville
County, South Carolina, on August 16, 1976 in Deed Volume 1041 at Page 281.

THIS mortgage is second and junior in lien to that mortgage given in favor of Carolina
Federal Savings & Loan Association dated August 13, 1976 and recorded in the RMC Office
for Greenville County, South Carolina, on August 16, 1976 in Mortgage Volume 1375 at Page
514 in the original amount of \$37,000.00.

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).

WITNESS: 20013

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, S.C.