

37 Villa Road, Greenville, SC 29615 S.C.
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE
SEP 11 3 27 PM '79
R.M.C. HANFERSLEY

BOOK 1480 PAGE 324

MORTGAGE OF REAL PROPERTY

825-865 12 OCT 1979

THIS MORTGAGE made this 4th day of September, 1979, among Robert M. Kimmel (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 Thousand and No/100 (\$ 20,000.00), the final payment of which is due on October 15, 1979, 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 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, being shown and designated as Lot 70 on a plat entitled "Stratton Place" by Piedmont Engineers and Architects, dated July 10, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R at Pages 36-37, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right of way of Bridgeton Drive at the joint front corner of Lot 71; thence running with the right of way of Bridgeton Drive N. 5-14 E. 125 feet to a point at the corner of Lot 69; thence turning and running with Lot 69 S. 84-46 E. 160 feet to an iron pin on the property now or formerly of Palgrims Point; thence turning and running with said line S. 5-14 W. 125 feet to an iron pin at the rear corner of Lot 71; thence turning and running N. 84-46 W. 160 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Redmond Enterprises, a General Partnership, dated October 1, 1975 and recorded in the R.M.C. Office for Greenville County, South Carolina, on October 2, 1975 in Deed Book 1350 at Page 175.

This mortgage is junior and second in lien to that mortgage given by the mortgagor herein to First Federal Savings and Loan Association in the original amount of \$55,000.00 dated October 1, 1975 and recorded in the R.M.C. Office for Greenville County, South Carolina, on October 2, 1975 in Mortgage Book 1350 at Page 270.

HORTON, ORWY, HIGINS, WARD & JOHNSON, P. A.

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, furniture, and contents of any kind.

RECEIVED

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