

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

NOV 20 11 32 AM '79

MORTGAGE OF REAL PROPERTY

GONNIE S. TANKERSLEY

THIS MORTGAGE made this 27th day of November, 1979,
among Patricia A. Kamhi (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
Seven Thousand and No/100----- (\$ 7,000.00----), the final payment of which
is due on December 15 19 86, 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 piece, parcel or lot of land situate, lying and being on the
western side of Wakefield Court in the County of Greenville, State of
South Carolina, and being more particularly described as Lot No. 15 as
shown on a plat of Section 1, Carter's Grove Subdivision, prepared by
Dalton & Neves, dated August 1974 and recorded in the R.M.C. Office for
Greenville County, South Carolina, in Plat Book 4-R at Page 99 and having
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Wakefield Court, joint front
corner of Lots 15 and 16 and running thence with the joint line of said two
lots, N. 50-23 W., 141.7 feet to an iron pin; thence S. 4-06 W. 175 feet
to an iron pin, joining rear corner of Lots 15 and 14; thence with the joint
line of said two lots, S. 85-54 E., 125 feet to an iron pin on the Western
side of Wakefield Court; thence with the western side of Wakefield Court,
N. 4-06 E., 41.6 feet to an iron pin; thence with the curvature of
Wakefield Court, the chord of which is N. 6-19 W., 52 feet to the point
of beginning.

This being the same property conveyed to the mortgagor herein by deed of Guy
D. Walton and Gladys F. Walton dated January 2, 1979 and recorded in the R.M.C.
Office for Greenville County, South Carolina, on January 2, 1979 in Deed Volume
1094 at Page 646.

This mortgage is second and junior in lien to that certain mortgage given to
Carolina Federal Savings and Loan Association in the original amount of \$45,000
recorded in the R.M.C. Office for Greenville County on March 29, 1976 in Mortgages
Book 1363 at Page 489
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 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 shall pay all taxes, charges and assessments which may become a lien upon the
premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to
Mortgagee (at its request) official receipts evidencing payment thereof. In the event of the passage after the date
of this Mortgage of any law imposing a federal, state or local tax upon Mortgage or debts secured thereby, the
whole principal sum (together with interest) secured by this Mortgage shall, at the option of Mortgagee, its
successors and assigns, without notice become immediately due and payable.

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