

FILED
GREENVILLE CO. S. C.

BOOK 1482 PAGE 773

OCT 1 12 38 PM '79

MORTGAGE

DONNE TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 1st day of October 1979, between the Mortgagor, TED W. KELLER and MARY G. KELLER, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-SEVEN THOUSAND SIX HUNDRED FIFTY & NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2009;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, in the City of Mauldin being known and designated as Lot No. 52 on plat of Forrester Woods, Section 7, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5P, at Pages 21 and 22 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Cherry Hill Road at the joint front corner of Lots 51 and 52 and running thence with the common line of said lots S. 76-18 W. 140-feet to a point; thence N. 29-40 W. 105-feet to a point at the joint rear corner of Lots 192 and 52; thence with the common line of said lots, N. 73-28 E. 150.4-feet to a point on the western side of Cherry Hill Road; thence with the western side of said Cherry Hill Road, S. 23-29 E. 110-feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of even date herewith from Charles E. Donaldson and Janice A. Donaldson; and being conveyed to Charles E. Donaldson and Janice A. Donaldson by deed as recorded in the R.M.C. Office for Greenville County in Deed Book 1058, at Page 327 on June 10, 1977.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
29662

which has the address of 302 Cherry Hill Road, Mauldin,
[Street] [City]
S.C. 29662 (herein "Property Address");
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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