

FILED
GREENVILLE CO. S.C.

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JOHN S. TANKERSLEY
R.M.C.

This instrument was prepared by:
Julius B. Aiken, Atty
403 Pettigru Street
Greenville, SC 29601

MORTGAGE
(Renegotiable Rate Mortgage)

BOOK 1524 PAGE 383

THIS MORTGAGE is made this 10th day of November, 1980, between the Mortgagor, Bonnie J. Keller, (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note date November 10, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2001;

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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot Number 12, of Cannon Estates, Section II, containing 1.75 acres, more or less, according to a plat prepared by Charles K. Dunn and T. Craig Keith, R.L.S., dated February 8, 1979, and being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7C, at Page 14, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots 11 and 12 and running thence with the line of said lots, S. 06-35 W. 283.55 feet; thence with the rear line of Lots 16 and 15, N. 84-35 E. 299.94 feet to the joint rear corner of Lot No. 13; thence with the joint line of said lot, N. 03-56 E. 237.79 feet to Artillery Court; thence along Artillery Court, N. 83-03 W. 125 feet; thence continuing along said Court, N. 89-38 W. 158.29 feet to the beginning corner.

This is the same property conveyed to Bonnie J. Godfrey, now Bonnie J. Keller, by deed of Everette D. Keller dated September 9, 1980, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1132, at Page 930.

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which has the address of Artillery Court, Piedmont, S.C. 29673 (herein "Property Address");
(Street) (City) (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 seized 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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