



# MORTGAGE

THIS MORTGAGE is made this 25th day of March, 1981, between the Mortgagor, Everette D. Keller and Bonnie J. Keller (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand nine hundred thirty-six dollars and no cents Dollars, which indebtedness is evidenced by Borrower's note dated March 25, 1981 (herein "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, 1986.

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, 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 R.M.C. Office for Greenville County, S. C. in Plat Book 7 C 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 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 conveyance is made subject to recorded Restriction in Greenville County, R.M.C. Office, in Deed Book 1088 at page 7, and to a joint agreement between Jack Huff and Leroy Cannon dated January 10, 1979, as to the rear property line any any other recorded easements and rights of way and any visible on the property.

**DERIVATION CLAUSE:**

This is the same property conveyed by Everette D. Keller by deed dated 9-9-80 recorded 9-9-80 in volume no. 1132 at page no. 930.

The Grantee, Bonnie J. Godfrey, herein assumes and agrees to pay the balance due on that certain mortgage given by Everette D. Keller unto Leroy Cannon Realty, Inc., recorded January 7, 1980, and in the principal amount of \$4,800.00, being recorded in Mortgage Book 1492 at page 677, in the R.M.C. Office of Greenville County, S. C.; the principal balance due on this mortgage to date being \$4,289.28.

which has the address of 12 Artillery Court, Piedmont, South Carolina 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 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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