

MORTGAGE

THIS MORTGAGE is made this 25th day of August 1976, between the Mortgagor, Charles F. Kennett and Shirley K. Kennett (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-four Thousand Four Hundred & no/100 (\$24,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 25th 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1st 2006

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 lying, being and situate in Fountain Inn Township, County and State aforesaid, on the Eastern side of North Main Street, Fountain Inn, and being more fully described as follows: Beginning at an iron pin on the Eastern side of North Main Street at now or formerly Dr. Thomason's corner, and running thence N.31 E.6.34 to an iron pin, thence N.59 W.1.58 to an iron pin, thence S.31 W.6.34 to an iron pin on the Eastern side of North Main Street, thence S.59 E.1.58 along the Eastern side of North Main Street to the beginning corner. Bounded by lands now or formerly owned by Dr. Thomason, Mrs. Alice Gault and C. G. Garrett, and North Main Street. This being the same property which was conveyed to J. A. Barry by Phil D. Huff, Special Master, Laurens County, S. C. by deed dated September 13, 1927 and recorded in Deed Book 141, page 438 in the R. M. C. Office for Greenville County. This being the first described property which was conveyed to S. Hunter Howard, Jr. and Martha B. Howard by Euzelia H. Barry by deed dated March 14, 1975 and which deed has been recorded in said office on March 18, 1975 in Deed Book 1015, page 733. And being the same property which was conveyed to mortgagors herein by S. Hunter Howard, Jr. and Martha B. Howard by deed which will be recorded forthwith in the R. M. C. Office for Greenville County.



which has the address of North Main Street Fountain Inn, S. C. 29388 (herein "Property Address");

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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