

GRANT FILED  
SOUTH CAROLINA  
MAR 17 2 22 PM '80

# MORTGAGE

BOOK 1498 PAGE 295

THIS MORTGAGE was made this 17th day of March 1980, between the Mortgagor, Jack R. Kee and Lottie G. Kee (herein "Borrower"), and the Mortgagee, FIDELITY 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 Thirty-Nine Thousand Five Hundred Twenty-Seven and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 17, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2008.

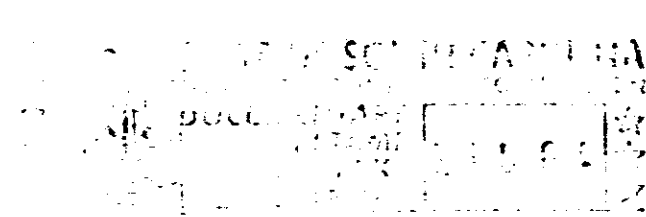
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Colvin Road and being known and designated as Lot No. 40 on plat of HERITAGE HILLS Subdivision, recorded in the RMC Office for Greenville County in Plat Book YY at Page 187, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Colvin Road, joint front corner of Lots 40 and 41 and running thence S.09-45 E. 170 feet to an iron pin; thence S.80-15 W. 105.0 feet to an iron pin; thence N.09-45 W. 170 feet to an iron pin on the southeastern side of Colvin Road; running thence with the southeastern side of Colvin Road, N.80-15 E. 105.0 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from John W. Buswell and LaVon W. Buswell recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is P. O. Box 1268, Greenville, South Carolina 29602.



which has the address of 100 Colvin Road, Greenville, South Carolina (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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