

Mortgagee's Address: P. O. Drawer 408, Greenville, S. C. 29602

1500 121

REC'D S.C.
APR 13 PM '80
DEPT. OF REVENUE
GREENVILLE

MORTGAGE

THIS MORTGAGE is made this 4th day of April, 1980, between the Mortgagor, John T. Kelley and Sharon G. Kelley, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ---Thirty Three Thousand Seven Hundred Fifty One and 52/100--- Dollars, which indebtedness is evidenced by Borrower's note dated April 4, 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 May 1, 2007.....;

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 lying in the State of South Carolina, County of Greenville, shown as Lot 2 on plat of Pine Brook Forest, Section I, recorded in Plat Book 4-X, at Pages 48 and 49, and having the following courses and distances:

BEGINNING at an iron pin on Cannon Circle, joint front corner of Lots 1 and 2 and running thence with the joint line of said lots N. 06-27 E. 150 feet to an iron pin, joint rear corner of Lots 1 and 2; thence along rear line of Lot 2 S. 83-33 E. 125 feet to an iron pin, joint rear corner of Lots 2 and 3; thence with joint line of said lots S. 06-27 W. 150 feet to an iron pin on Cannon Circle; thence with said Circle N. 83-33 W. 125 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of James P. Finton, Jr. and Delane S. Finton dated April 1, 1980, and to be recorded of even date herewith.

which has the address of Rt. 14, 600 Cannon Circle, Greenville
(Street) (City)
S. C. 29607 (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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