

GREENVILLE, S.C.
JAN 4 4 30 PM '84
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MORTGAGE

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THIS MORTGAGE is made this 4th day of January 1984, between the Mortgagor, Joe B. Keller and Diane D. Keller (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

as Guarantors

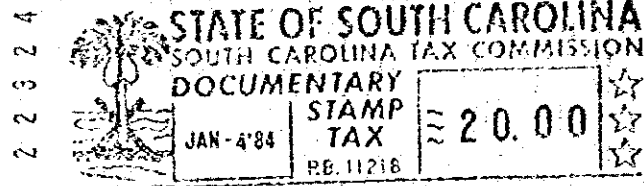
WHEREAS, Borrower is indebted to Lender in the principal sum of Two hundred fifty thousand (\$250,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 16, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 30, 1985

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 on the northern side of Sulphur Springs Road in Greenville County, South Carolina, being shown and designated as all of Lots 24 and 25 and a portion of Lot 26 as shown on a Plat of HIGH VIEW ACRES, recorded in the RMC Office for Greenville County in Plat Book O, at Page 123; said parcel being more recently shown as 5.40 acres on a Plat compiled by Dalton & Neves Co., Engineers, dated May 1980, revised October 1982, and having, according to the latter Plat, the following metes and bounds:

BEGINNING at an iron pin on the northern right of way of Sulphur Springs Road at the eastern right of way of the Greenville and Northern Railway Company; thence leaving said right of way of Sulphur Springs Road and running thence with the eastern right of way of Greenville and Northern Railway Company, N 15-54 W, 507.2 feet to a point; thence leaving said railroad right of way and running along a new line through property of Belham Associates, N 87-00 E, 362.3 feet to an iron pin at the corner of property now or formerly of Janie E. Sloan; thence along Sloan property line, N 87-00 E, 190 feet to an iron pin; thence along the line of property now or formerly of Lucille G. Brown, S 01-31 W, 496 feet to an iron pin on the northern right of way of Sulphur Springs Road; thence along the northern right of way of said Road, S 87-00 W, 400 feet to the point of beginning. SUBJECT HOWEVER, to a permanent, perpetual, continued, uninterrupted and non-exclusive right of way and easement along a strip 25 feet in width along the westernmost boundary of the property hereinabove described for locating and maintaining a roadway to provide ingress, egress, regress and usage from Sulphur Springs Road to property of Belham Associates, its successors and assigns, lying to the North of the property hereinabove described and being the remainder of the tract of which said property has been a part.

(Description Continued)



which has the address of 112 Sulphur Springs Road, Greenville, SC 29609 (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 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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