

**MORTGAGE**

FILED  
GREENVILLE CO. S.C.

Nov 21 2 40 PM '84

DONNIE S. BARKERSLEY  
R.H.C.

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

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STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, TED W. KELLER

Greenville County, South Carolina

, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

WACHOVIA MORTGAGE COMPANY

, a corporation

organized and existing under the laws of the State of North Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Eighteen Thousand Three Hundred Twenty and No/100----- Dollars (\$ 18,320.00 ),

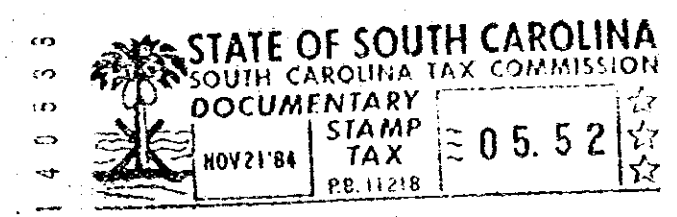
with interest from date at the rate of Thirteen ----- per centum ( -----13----- %) per annum until paid, said principal and interest being payable at the office of Wachovia Mortgage Company in Winston-Salem, North Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Two and 66/100----- Dollars (\$ 202.66----- ), commencing on the first day of January, 1985, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of December, 2014.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville

State of South Carolina:  
ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the eastern side of Dyer Street (formerly known as Parker Avenue) in Greenville County, South Carolina, being known and designated as Lot No. 93 as shown on plat of MORGAN HILL ADDITION recorded in Plat Book A, Page 70 and a portion of Lot 12 as shown on a plat of MONAGHAN MILLS in Plat Book S, Page 179 and a portion of Lot 19 as shown on plat of MONAGHAN MILLS in Plat Book C, Page 63 and a portion of Lot 122 as shown on a plat of MONAGHAN MILLS recorded in Plat Book CC, Page 173 and having, according to a more recent survey thereof entitled PROPERTY OF TED W. KELLER, made by Freeland & Associates, dated November 15, 1984, recorded in Plat Book 11c, Page 56, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Dyer Street, joint front corner of Lots Nos. 92 and 93 and running thence along the eastern side of Dyer Street, N 9-27 W 58.0 feet to an iron pin; thence continuing with the eastern side of Dyer Street, N 0-08 W 9.25 feet to an iron pin; thence along the line and through Lots 12, 122 and 19, S 80-53 E 201.27 feet to an iron pin; thence S 9-16 E 54.90 feet to an iron pin; thence N 84-21 W 199.0 feet to an iron pin on the eastern side of Dyer Street at the point of beginning.

This being the same property conveyed by deed of Ray Walker recorded November 21, 1984 in Deed Book 1227 at page 39.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever. The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:  
1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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