

FILED
APR 8 1981
Donne S. Tankersley
RMC

41378

BOOK 75 PAGE 28

MORTGAGE

BOOK 1537 PAGE 641

THIS MORTGAGE is made this 25th day of March 1981, between the Mortgagor, Everette D. Keller and Bonnie J. Keller (herein "Borrower"), and the Mortgagee, AMERICAN 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 Nine Thousand nine hundred thirty-six dollars and no cents Dollars, which indebtedness is evidenced by Borrower's note dated March 25, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1986.

This conveyance is made subject to recorded Restriction in Greenville County, R.M.C. Office, in Deed Book 1083 at page 7, and to a joint agreement between Jack Huff and Leroy Cannon dated January 10, 1979, as to the rear property line any other recorded easements and rights of way and any visible on the property.

DERIVATION CLAUSE:

This is the same property conveyed by Everette D. Keller by deed dated 9-9-80 recorded 9-9-80 in volume no. 1132 at page no. 930.

The Grantee, Bonnie J. Godfrey, herein assures and agrees to pay the balance due on that certain mortgage given by Everette D. Keller unto Leroy Cannon Realty, Inc., recorded January 7, 1980, and in the principal amount of \$4,800.00, being recorded in Mortgage Book 1492 at page 677, in the R.M.C. Office of Greenville County, S. C.; the principal balance due on this mortgage to date being \$4,289.28

which has the address of 12 Artillery Court, Piedmont, South Carolina 29673 (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 new 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.

SOUTH CAROLINA—1 to 4 Family—5.75—FNVA/FHMC UNIFORM INSTRUMENT
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FILED
GREENVILLE CO. S.C.
AUG 27 12 49 PM '81
DONNE S. TANKERSLEY

C. Victor Pyle
Donne S. Tankersley
RMC

AUG 27 1981
The 7th day of August 1981
AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION
FEDERAL RESERVE BANK OF GREENVILLE
By Janet Martin
Vice President
Witness
Joan E. Neal
Margaret Engelman

GCTO 3 AP 8 81 815

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