

FILED  
GREENVILLE CO. S. C.

BOOK 1446 PAGE 64

SEP 3 11 27 AM '78  
DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 29th day of September, 1978, between the Mortgagor, Calvin Kelley and Joaquina R. 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").

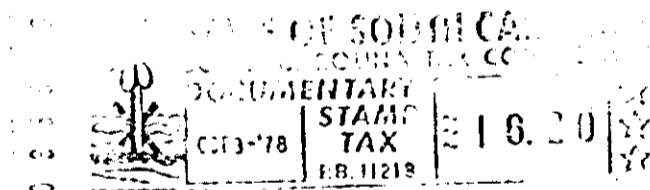
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand Four Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 \_\_\_\_\_, State of South Carolina:

All that certain piece, parcel or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 68 on plat of Adams Mill Estates as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, at page 31, and having, according to said plat, the following courses and distances, to wit:

BEGINNING at a point on the edge of Millcrest Way, joint front corner of Lots Nos. 69 and 68, and running thence with said Way, N. 88-38 E., 60 feet to a point, joint corner of Lots Nos. 68 and 67; thence running S. 16-33 E., 217.4 feet to a point; thence S. 43-27 W. 120.7 feet to a point; thence N. 40-56 W., 200 feet to a point; thence with the line of Lot No. 69, N. 32-25 E., 169.4 feet to a point, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Premier Investment Co., Inc., of even date, to be recorded herewith.



which has the address of 9 Millcrest Way Mauldin,  
(Street) (City)  
S. C. 29662 (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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