

FILED
GREENVILLE CO. S. C.

BOOK 1529 PAGE 765

MORTGAGE

JAN 9 5 01 PM '81

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 9th day of January 1981, between the Mortgagor, Dale R. Keller and Judith A. Keller

(herein "Borrower"), and the Mortgagee, FIDELITY 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 Fifty Eight Thousand Four Hundred Sixty-Four and 92/100 (\$58,464.92) Dollars, which indebtedness is evidenced by Borrower's note dated January 9, 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 January 1, 2011;

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 with the buildings and improvements thereon lying and being on the northeasterly side of Silver Creek Road, near the City of Greenville, South Carolina, and being designated as Lot 324 on plat entitled "Map No. 4, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County in Plat Book 5D, page 72, and having according to said plat and a more recent plat by Dalton & Neves dated December 23, 1980, entitled "Property of Dale R. Keller and Judith A. Keller" the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Silver Creek Road, joint front corner of Lots 323 and 324 and running thence along common line of said lots N. 34-30-15 E. 149.14 feet to an iron pin; thence N. 52-37-44 W. 118.02 feet to an iron pin, joint rear corner of Lots 324 and 325; thence along common line of said lots S. 37-10-09 W. 152.30 feet to an iron pin on the northeasterly side of Silver Creek Road; thence along said Road S. 54-09-48 E. 124.99 feet to an iron pin, the point of BEGINNING.

This is the identical property conveyed to Mortgagor herein by Deed of James W. Grimes and Linda Lee Grimes dated January 9, 1981, and recorded in the RMC Office, Greenville County, South Carolina, in Deed Book 1140 at page 535 on January 9, 1981.

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which has the address of 215 Silver Creek Greenville, S. C. 29615 (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 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.

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