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DONNIE S. TANKERSLEY
MORTGAGE

THIS MORTGAGE is made this 20th day of February 1976 between the Mortgagor, Harold Jack Key and Mary Ross Key (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-four Thousand Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 20, 1976 (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, 2006

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 all improvements thereon, situate, lying and being in the City of Greenville, Greenville County, South Carolina, on the southwestern side of Longview Terrace and being known and designated as Lot 26 of Forest Heights subdivision as shown on a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book P at page 71 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Longview Terrace at the joint front corner of Lots 26 and 27, and running thence with the line of Lot 27, S. 40-37 W., 153.1 feet to an iron pin at the joint rear corner of Lots 26 and 27 on the rear line of Lot 2; thence with the rear line of Lots 2, 3 and 4, S. 65-45 E., 121.4 feet to an iron pin at the joint rear corner of Lots 26 and 25; thence with the line of Lot 25 N. 20-44 E., 139 feet to an iron pin at the joint front corner of Lots 26 and 25 on the southwestern side of Longview Terrace; thence with the southwestern side of Longview Terrace, N. 59-12 W., 70 feet to the point of beginning.



which has the address of 455 Longview Terrace, Greenville, South Carolina 29605 (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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