

GREENVILLE CO. S. C.
1 2 COMPANY
CONVEYERS TRUSTEES
I.H.C.

MORTGAGE

1408 835

THIS MORTGAGE is made this 1st day of September 1977, between the Mortgagor, CHARLES K. KELLEY (herein "Borrower"), and the Mortgagee, TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina whose address is 23 S. Main St. P. O. Box 455, Travelers Rest, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2002.

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 of that lot of land in the County of Greenville, State of South Carolina, in Bates Township, near Travelers Rest known as lots nos. 19 on plat of Montevideo recorded in plat book KK at page 102 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of East Scenic Drive at the corner of lot no. 20 and running thence S. 88 W. 200 feet to an iron pin; thence along the line of lot no. 15, N. 14-30 E. 113.9 feet to an iron pin; thence along the line of lot no. 18, N. 83-20 E. 151.2 feet to an iron pin on the western side of East Scenic Drive; thence with said Drive S. 10-14 E. 122 feet to the point of beginning.

Derivation: Deed Book 668, Page 164, Claude B. Batson, 2/13/61.

TAX 10.00
FB 11218

which has the address of Lot 19, Scenic Drive Travelers Rest,
[Street] [City]
South Carolina 29690 (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 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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