

FILED  
GREENVILLE CO. S.C.  
1978 12 23 5  
STATE S. TAX COMMISSION  
REC

1442 10701

# MORTGAGE

THIS MORTGAGE is made this 29th day of August, 1978, between the Mortgagor, Danny L. Ketterman and Karen B. Ketterman, (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").

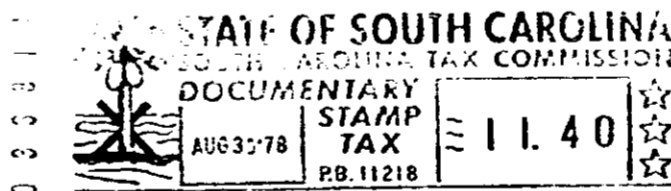
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-eight Thousand Four Hundred Fifty and No/100--- Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of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

ALL that certain piece, parcel or lot of land, with all improvements thereon, on the Southeast side of Scarsdale Street, in Greenville County, State of South Carolina, being shown and designated as Lot No. 4, on Plat of Scarsdale Manor, recorded in Plat Book GG, at Page 105, in the R. M. C. Office for Greenville County, South Carolina, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Scarsdale Street at the joint front corner of Lots No. 3 and 4, and running thence with the joint lines of said Lots, S. 35-29 E., 155 feet to an iron pin; thence S. 54-31 W., 80 feet to an iron pin; thence N. 35-29 W., 155 feet to an iron pin on the Southeast side of Scarsdale Street; thence with the side of said Street N. 54-31 E., 80 feet to the POINT OF BEGINNING.

This being the same property conveyed unto Danny L. Ketterman and Karen B. Ketterman, the Mortgagors herein, by deed of Walter Orth and Marie Orth, to be recorded of even date herewith.



which has the address of 108 Scarsdale Street, Simpsonville, (Street) (City), South Carolina (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.

GCTO -----2 AU30 78 1569

3.SOCI

4328 RV-2

0704