

FILED
GREENVILLE CO. S. C.
NOV 7 1 20 PM '79
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1487 PAGE 500

MORTGAGE

THIS MORTGAGE is made this 7th day of November, 1979, between the Mortgagor, Orman D. Key and Dorothy C. Key, (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 and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 6, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2009;

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: on the easterly side of Hoppin John Lane, being known and designated as Lot No. 147 of a subdivision known as Pebble Creek, Phase I, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book 5-D, at Pages 1-5, and having such metes and bounds as shown thereon, to-wit:

Beginning at an iron pin on the easterly side of Hoppin John Lane, joint front corner of Lots Nos. 147 and 146 and running thence with Hoppin John Lane, N. 15-18 W., 60.0 feet to an iron pin; thence continuing with said Lane, N. 24-28 W., 60.0 feet to an iron pin; thence turning and running along the common line of Lots 147 and 148 N. 68-55 E., 189.8 feet to an iron pin; thence running along the rear line of Lot No. 156, S. 15-25 E., 85 feet to an iron pin; thence continuing with the rear line of Lot No. 157, S. 7-20 E., 57.0 feet to an iron pin; thence turning and running along the common line of Lots 147 and 146, S. 75-44 W., 171.58 feet to an iron pin on Hoppin John Lane, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Furman Cooper Builders, Inc. recorded in the R.M.C. Office for Greenville County, South Carolina, simultaneously herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
IN THE COUNTY OF GREENVILLE
THIS DOCUMENT IS FILED FOR RECORD
ON 11/07/79
BY DONNIE S. TANKERSLEY
R.M.C.

which has the address of 5 Hoppin John Lane, Pebblecreek S/D Taylors, (Street) (City)
South Carolina 29687 (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.

GCTC --- 1 NO 779 033 4.00CI

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