

MORTGAGE

DEC 17 2 10 PM '79

DONNIE S. TANNERSLEY

THIS MORTGAGE made this 14th day of December 19.79., between the Mortgagor, Robert J. Kennan and Teresa F. Kennan (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").

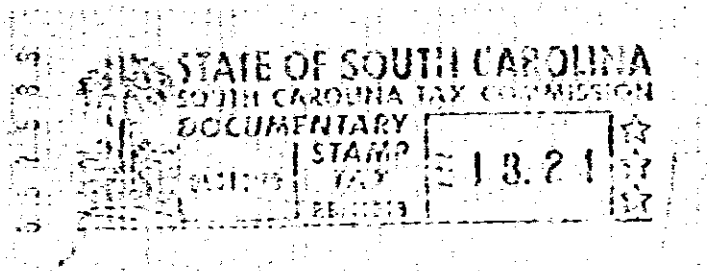
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand Five Hundred Twenty-Six and 41/100ths (\$45,526.41) Dollars, which indebtedness is evidenced by Borrower's note dated December 14, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 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, situate, lying and being on the eastern side of Kingsley Drive, in the Town of Mauldin, County of Greenville, State of South Carolina being shown and designated as the major portion of Lot 13 on a plat of KNOLLWOOD HEIGHTS, Section IV, recorded in the RMC Office for Greenville County in Plat Book 4-N, at Page 74, and having, according to said plat, the following metes and bounds:

BEGINNING on the eastern side of Kingsley Drive at the joint front corner of Lots 13 and 14 and running thence along the line of Lot 14 N. 75-52 E., 167.0 feet to an iron pin; thence along the line of Lot 11, N. 08-40 W., 94.4 feet to a pin; thence along the line of Lot 11, N. 15-05 E., 18.35 feet to an iron pin, rear corner of Lot 12; thence with a new line through Lot 13 in a south-westerly direction 185 feet, more or less, to a point on the eastern side of Kingsley Drive, which point is 5 feet south from the joint front corner of Lots 12 and 13; thence along the eastern side of said Drive, S. 14-08 E., 105.0 feet to the beginning corner.

This being the same property conveyed unto Robert J. Kennan and Teresa F. Kennan by deed of Arch F. Fowler, Jr., dated and recorded concurrently herewith.



which has the address of 107 Kingsley Drive, Knollwood Hghts., Mauldin, South Carolina 29662 (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 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.

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