

FILED
G.E. S. C.

MORTGAGE

BOOK 1506 PAGE 292

THIS MORTGAGE is made this 26th day of June, 1980, between the Mortgagor, James D. Kellett, d/b/a The Dardan Company (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 26, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1995.

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 piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, within the corporate limits of the City of Mauldin, and being located on Miller Road and shown on a plat of Dardan Company prepared by Carolina Surveying Company on June 9, 1980 to contain .44 acres with the following metes and bounds as shown on said plat, to-wit:

J.D.K.

BEGINNING at a point on Miller Road at the joint front corner of property now or formerly of Curtis O. Moore and running thence with the right-of-way of Miller Road, N. 52-08 E., 138.8 feet to a point on said Road, the joint front corner of property now or formerly of Mt. Calvary Baptist Church; thence turning and running with the common line of said property, S. 12-56 E., 178 feet to a point; thence turning and running S. 55-00 W., 89 feet to a point; thence turning and running N. 77-49 W., 19.3 feet to a point; thence turning and running N. 23-04 W., 147 feet to the point of beginning.

This is a portion of the same property conveyed to the Mortgagor herein by deed of O. F. Anders recorded in the R.M.C. Office for Greenville County in Deed Book 1100 at page 189 on April 10, 1979.

For further derivation information, see deed of The Dardan Company, a partnership, to James D. Kellett d/b/a The Dardan Company, which is recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF COURTS
GREENVILLE COUNTY, SOUTH CAROLINA
JUN 26 1980
\$24.00

which has the address of Miller Road Mauldin,
[Street] [City]
S. C. 29662 (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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