

MORTGAGE

FILED CO. S. C. GR 191

THIS MORTGAGE is made this 15th day of June 1981, between the Mortgagor, Horace B. Kellett and Patricia A. Kellett (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender").

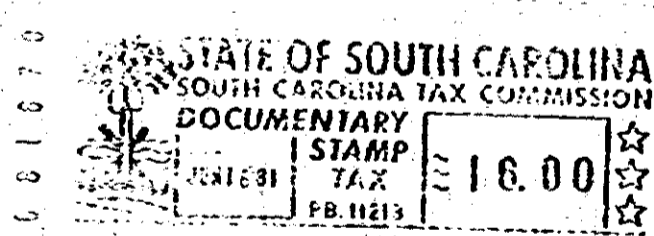
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100ths- (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2010.

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 lot of land in the State of South Carolina, County of Greenville, near the Town of Simpsonville, containing 1.91 acres and being known and designated as Lot No. 1 on a plat of property of Chester W. Johnston dated December, 1965, by C. O. Riddle, Surveyor, and recorded in Plat Book NNN at Page 49, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern edge of Standing Springs Road at the joint front corner of Lots 1 and 2 and running thence along the line of Lot No. 2, S. 65 E., 430 feet to an iron pin; thence S. 17-24 W., 152 feet to an iron pin on the line of property of Mrs. Virgil Baldwin; thence along said Baldwin line, N. 74-22 W., 456.2 feet to an iron pin on the Southeasterly edge of Standing Springs Road; thence with the edge of said Road, N. 25 E., 225 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagors by deed of Mable T. Meares dated August 21, 1980 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1131 at Page 806 on August 22, 1980.



which has the address of 1.91 acres, Standing Springs Road, Simpsonville, S.C., 29681 (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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