

FILED MORTGAGE
GREENVILLE, S.C.

DEC 1 12 40 PM '81

THIS MORTGAGE is made this 30th day of November, 1981, between the Mortgagor, ROBERT O. KEY and LINDA J. 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").

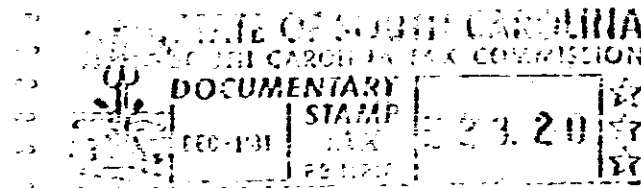
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty eight thousand and no/00 00 Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 30, 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot 138 on plat of Gray Fox Run, Section 2, recorded in the RMC Office for Greenville County in Plat Book 7C on page 58 and on a more recent survey entitled "Property of Robert O. Key and Linda J. Key," prepared by Freeland and Associates on November 25, 1981 and recorded in the RMC Office for Greenville County in Plat Book 8W at page 86; and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at a southwestern point of Huntley Castle Court and running thence along the common property line of Lots 137 and 138, S. 36-09 W. 217.59 feet to an iron pin; thence S. 86-24 W. 50.0 feet; thence along the common property line of "Boling" and Lot 138, N. 1-05 E. 206.38 feet to an iron pin; thence turning and running along the common property line of Lots 138 and 139, N. 86-23 E. 154.28 feet to an iron pin on Huntley Castle Court; thence running with said Court, S. 28-44 E. 42.45 to the point of BEGINNING.

This being the identical property conveyed to the mortgagors by deed of Roger F. Kline and Della M. Kline, to be recorded of even date herewith.



which has the address of 15 Huntley Castle Court 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.

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