



MORTGAGE

This MORTGAGE is made this 6 day of AUGUST, 1982, between the Mortgagor, GEORGE B. KELLEY (herein "Borrower"), and the Mortgagee, WILKINSON 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 EIGHTEEN THOUSAND FIVE HUNDRED FIFTY NINE AND 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated 8-6-82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on SEPTEMBER 1, 1987

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 in Butler Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 5 of a subdivision known as Terra Pines Estates, Section 4, a plat of which is of record in the RMC Office for Greenville County, S.C. in Plat Book 000, at Page 85, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Compton Drive at the joint corner of Lots 4 and 5, and running thence with the southeastern side of Compton Drive, N. 38-03 E. 99.4 feet to a point; thence continuing with the southeastern side of Compton Drive, N. 27-15 E. 74.4 feet to a point; thence following the curvature of the southeastern intersection of Compton Drive with a proposed street (the chord of which is N. 71-29 E. ) 35.8 feet to a point; thence with the southwestern side of said proposed street, S. 70-30 E. 175 feet to a point at the rear corner of Lot 5; thence S. 19-30 W. 304.9 feet to a point at the joint rear corner of Lots 4 and 5; thence N. 45-45 W. 266.8 feet to a point on the southeastern side of Compton Drive at the point of beginning.

This being the identical property conveyed to the Grantor herein by deed of Merritt G. Garner and Kathryn F. Garner, dated December 5, 1973, and recorded December 7, 1973 in Greenville County Deed Book 990 at Page

This is that same property conveyed by deed of Jo Ann H. Mills to George B. Kelley and Juanita R. Kelley, dated 9/15/75, recorded 9/17/75, in Deed Volume 1024, at Page 343, in the R.M.C. Office for Greenville County, SC.

which has the address of 110 COMPTON DRIVE, GREENVILLE (Street) (City) SC 29615 (State and Zip Code) (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 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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