

FILED  
GREENVILLE CO. S.C.

BOOK 1585 PAGE 161

NOV 5 4 08 PM '82  
DONNIE SANDERSLEY  
R.M.C.

## MORTGAGE

THIS MORTGAGE is made this 1st day of October, 1982, between the Mortgagor, Bruce H. and Mary I. Kelly, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 \$5000.00 (Five thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1986;

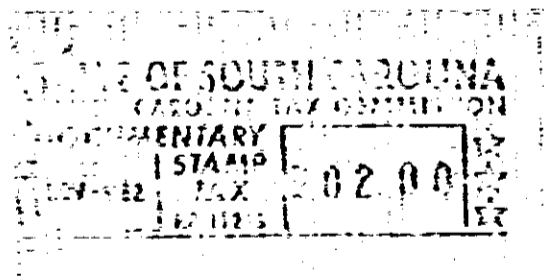
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the State of South Carolina, County of Greenville, on the northwestern side of Flora Avenue, being shown and designated as Lot No. 52 on Map No. 2 of Camilla Park, made by W. J. Riddle, surveyor, dated December, 1943, and recorded in the RMC Office for Greenville County in Plat Book M, Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Flora Avenue at the joint Front corner of lots nos. 51 and 52, and running thence along the common line of said lots N. 60-51 W. 191 feet to an iron pin; thence N. 27-40 E. 80.7 feet to an iron pin, joint rear corner of Lots nos. 51 and 52, thence with the joint line of said lots S. 60-51 E. 204.7 feet to an iron pin on Flora Avenue; thence along the northwestern side of Flora Avenue, S. 37-11 W. 81 feet to an iron pin, the beginning corner.

This being the same property conveyed to the mortgagor by Deed of Ricky D. Gosnell and recorded in the RMC Office for Greenville County on July 19, 1978 in Deed Book 1083 at Page 483.

This is a second mortgage and is Junior in Lien to that mortgage executed by Ricky D. Gosnell to First Federal Savings and Loan Association which mortgage is recorded in the RMC Office for Greenville County on September 1976 in Book 1378 at page 59.



which has the address of 107 Flora Avenue Greenville,  
(Street) (City)  
South Carolina 29611 (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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4328 W. 2