

FILED  
GREENVILLE, S. C.  
FEB 11 4 39 PM '84

VOL 1647 PAGE 664

# MORTGAGE

THIS MORTGAGE is made this 2nd day of February, 1984, between the Mortgagor, C. Morris Kelley and Kathleen E. Kelley, (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 Twenty Eight Thousand Fifteen and 24/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 2, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February ...28, 1994.....;

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.

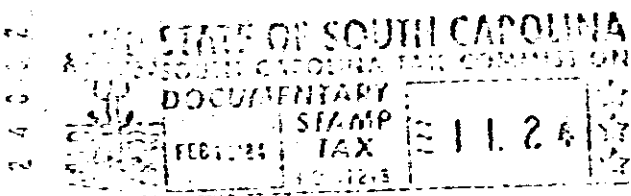
All that certain piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, in the City of Greenville, on Wilton Street, and having the following metes and bounds, to-wit:

Beginning at an iron pin on Wilton Street at the corner of Lot H and running thence with the line of said Lot, S 5 1/2 W. 65 1/2 feet; thence S. 84 1/2 E. 196 1/2 feet to an iron pin at the corner of Lot E; thence with the line of said Lot, N. 5 1/2 E. 65 1/2 feet to an iron pin at the corner of Lot F.; thence with line of Lots F, G and H 196 1/2 feet to the point of beginning. This property is also known as 208 Wilton Street.

This is the same property conveyed to the grantor herein by deed dated June 30, 1971 and recorded in the R.M.C. Office for Greenville County, in Deed Book 919, at Page 391.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

This is a second mortgage Junior in lien to that mortgage executed to First Federal of South Carolina by C. Morris Kelly and Kathleen E. Kelly which mortgage is recorded in RMC Office of Greenville County in Book No. 1197 Page 290 dated July 1, 1971.



which has the address of 208 Wilton St. Greenville,  
(Street) (City)  
S. C. 29609 (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.

0664

27-11-82