

RECORDED
APR 27 11 53 AM '84
GREENVILLE
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 27th day of April, 1984, between the Mortgagor, H. Jack Key and Mary R. Key

, (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").

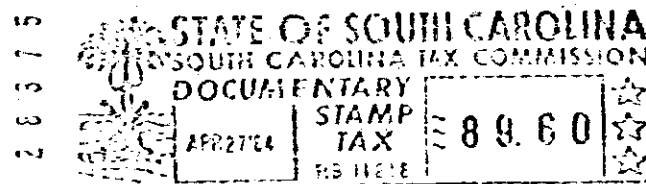
WHEREAS, Borrower is indebted to Lender in the principal sum of Two hundred twenty-four thousand & no/100th (\$224,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 27, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2014

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 the State of South Carolina, County of Greenville being known and designated as Lot No. 20 of a Subdivision known as Club Forest as shown on plats being recorded in the R.M.C. Office for Greenville County in Plat Book 9F at Pages 15, 16 and 17 and having according to said plats the following metes and bound, to-wit:

BEGINNING at an iron pin on Club Forest Lane, the joint front corner of Lots 20 and 21 and running thence with the common line of said lots N. 50-27 E. 182.05 feet to an iron pin; thence S. 51-25 E. 101.52 feet to an iron pin at the joint rear corner of Lots 19 and 20; thence running along the common line of said lots S. 48-00 W. 202.81 feet to an iron pin on Club Forest Lane; thence running along Club Forest Lane N. 40-46 W. 13.08 feet to an iron pin; thence continuing along Club Forest Lane N. 39-33 W. 94-91 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors by deed of College Properties, Inc., on September 30, 1982 and recorded in the R.M.C. Office for Greenville County on October 5, 1982 in Deed Book 1175 at Page 23.



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which has the address of 47 Club Forest Lane, Greenville, (Street) (City), South Carolina 29605 (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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