Second
~~First~~ Mortgage on Real Estate
P.O. Box 1268
Greenville

FILED
OCT 20 1980
Register of Mesne Conveyances

BOOK 1521 PAGE 386

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: C. Fred Kelley and Joan T. Kelley

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Thirty-four thousand, nine hundred, ninety-eight and no/100---------- DOLLARS ($ 34,998.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is ten (10) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being shown as Lot 22 on a plat of Map 2, Halloran Heights, recorded in the R.M.C. Office for Greenville County in Plat Book HH, Page 97, containing 1.35 acres and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Partridge Drive at the joint front corner of Lots 22 and 23 and running thence with the common line of said Lots N. 7-11 W. 319.5 feet to a point at branch; thence with the center branch as the line (the traverse of which is S. 73-03 W.) 198.4 feet to an iron pin; thence S. 8-18 E., 290.6 feet to an iron pin on the northern side of Partridge Drive; thence with said Drive, N. 81-22 E., 189.1 feet to the point of BEGINNING.

This conveyance is made subject to any restrictions, reservation, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

This is the same property conveyed to the Grantors herein by deed dated October 28, 1969 and recorded in the R.M.C. Office for Greenville County in Deed Book 878 at Page 646.

This is the same property conveyed to Grantor by deed of Joseph H. Keith, III and Nancy C. Keith dated August 13, 1976 and recorded in the R.M.C.Office for Greenville County on August 16, 1976 in Volume 1041, at Page 255.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, fitted to the premises, it is agreed that all such fixtures and equipment shall be considered as real estate.

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