

GREENVILLE CO. S. C.
DEC 17 2 48 PM '79
DONNIE B. TANKERSLEY
R.M.C.

BOOK 1491 PAGE 340

MORTGAGE

THIS MORTGAGE is made this 12th day of December, 1979, between the Mortgagor, E. Ross Sanders and Arlene B. Sanders, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Two Thousand Nine Hundred Sixty Three and 22/100 Dollars, which indebtedness is evidenced by Borrower's note dated 12 December 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2003.....;

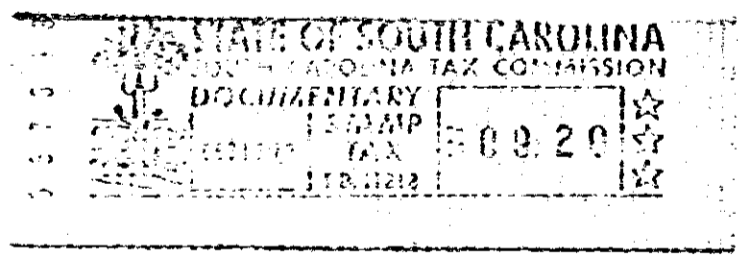
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville at the northwestern corner of the intersection of Belleview with Woodburn Drive, being shown and designated as Lot #17 on plat of EDWARDS FOREST made by Woodward Engineering Company, dated January 1955, and recorded in the R.M.C. Office for Greenville County in Plat Book EE at Page 105, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Belleview Drive at the joint corners of Lots #17 & 30 and running thence along the common line of said lots, S. 56-13 W. 129.1 feet to an iron pin; thence along the common line of Lots #17 & 18, S. 33-11 E. 211.5 feet to an iron pin on the northwestern side of Woodburn Drive; thence along said side of Woodburn Drive, N. 58-13 E. 113.5 feet to an iron pin; thence with the curve of the intersection of Woodburn Drive with Belleview Drive, the chord of which is N. 12-35 E. 27.8 feet to an iron pin on the western side of Belleview Drive; thence with the western side of Belleview Drive, N. 33-47 W. 196.6 feet to an iron pin, the point of beginning.

This being the same property conveyed to mortgagors herein by deed of George M. Cooley dated 12 December 1979 and recorded 13 December 1980 in the office of the R.M.C. for Greenville County in Deed Book 1117 at page 463.

Address of Mortgagee: 301 College Street, Greenville, South Carolina.



which has the address of 100 Woodburn Drive Taylors, (Street) (City), S. C. 29687 (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.

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