

GREVILLE
JUL 12 1983
SOUTH CAROLINA

MORTGAGE

THIS MORTGAGE is made this 7th day of July, 1983, between the Mortgagor, Louise S. Sanders

(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 Seven Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 7, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 30, 1993

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 to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being shown as all of Lot 1 and portions of Lots 2 and 3 according to plat of Property of Dr. J. L. Sanders, dated December 15, 1960, recorded in Plat Book W, at Page 32, and having the following metes and bounds according to a more recent plat of Property of Charles L. Sanders, dated July 18, 1969, prepared by Carolina Engineering and Surveying Co.

BEGINNING at an iron pin in the center of Chestnut Ridge at the joint corner of property now or formerly of Furman; thence with Chestnut Ridge, S. 68-18 E. 130 feet to an iron pin; thence still with said Chestnut Ridge, N. 80-41 E. 96 feet to an iron pin; thence still with Chestnut Ridge, N. 66-30 E. 10.3 feet to an iron pin in line of Lot 3; thence with a new line through Lot 3, S. 38-16 E. 96.7 feet to an iron pin; thence, S. 24-52 E. 137.9 feet to an iron pin; thence S. 21-30 E. 20 feet to iron pin; thence with new line through a portion of Lot 3 and a new line through Lot 2, S. 70-41 W. 270.2 feet to an iron pin; thence, N. 28-26 W. 45 feet to an iron pin; thence, N. 59-50 E. 28.3 feet to an iron pin in line of property now or formerly belonging to Furman; thence with Furman property N. 19-56 W. 303.8 feet to beginning corner.

This is the same property conveyed to the mortgagor by deed of Charles L. Sanders, dated 9-10-69, recorded 9-09-69 in the R. M. C. Office for Greenville County, South Carolina in Deed Book 875, at Page 397.

This is a second mortgage and is junior in lien that mortgage given by the mortgage to First Federal Savings and Loan Association, dated 11-8-77, recorded 11-14-77 in the R. M. C. Office for Greenville County, South Carolina in Vol. 1415, at Page 565.

which has the address of Route # 12, Chestnut Ridge, Greenville, S. C. 29609

(herein "Property Address");

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.