

GREENVILLE S.C.
JUL 5 1 20 PM '84
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MORTGAGE

THIS MORTGAGE is made this 3rd day of July, 1984, between the Mortgagor, W. C. Anderson and Mary Frances Anderson, (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 Fourteen Thousand, Nine Dollars and 19/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 3, 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 July 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 those certain pieces, parcels or lots of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot Nos. 44 and 45 of Section Number 4 of Peace Haven as shown on plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book XX at Page 23. Reference to said plat is herewith made for a more particular description of the property conveyed hereby.

THIS property is a portion of the same conveyed to M. O. Center by deed of A. E. Holton and J. Claude Hale dated April 15, 1962 and recorded in the Greenville County R.M.C. Office in Deed Book 698 at page 384; the said M.O. Center having died a resident of Greenville County and reference made to his estate at the Greenville County Office of the Probate Judge in Apartment 1495, File 20; this being portion of property conveyed to the grantor by deed recorded in the Greenville County R.M.C. Office in Deed Book 1100 at page 572.

THIS conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

DERIVATION: This being the same property conveyed to the mortgagor by deed of Maxwell O. Center, Jr., and recorded in the R.M.C. Office of Greenville County dated November 5, 1979 in Book 1114 page 916.

THIS is a second mortgage and junior in lien to none.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUL 5 24
STAMP
TAX
04.23
PB. 11213
BOX 134

which has the address of Taylor, (City)

South Carolina 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 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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