

FILED  
GREENVILLE  
SEP 29 10 36 AM '83

3061627 113:982

# MORTGAGE

<sup>R.M.C.</sup>  
THIS MORTGAGE is made this 28th day of September,  
1983, between the Mortgagor, Ben E. 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 One Hundred Twenty-five  
Thousand Fifty-four and 04/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated September 28, 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 March 28,  
1984.....;

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 situate, lying and being in the State  
of South Carolina, County of Greenville, being triangular in shape, containing .80  
acres in Austin Township 1.5 miles southeast of Mauldin on the southwest side of  
Route 276 in Greenville, with the following metes and bounds, to wit:

BEGINNING at an iron pin on the 125-foot right of way for Route 276 and running along  
said right of way S. 34-19 E. 300 feet more or less to an iron pin on right of way  
line; thence S. 83-17 W. 83.8 feet more or less to an iron pin; thence S. 86-03 W.  
180.2 feet more or less to an iron pin; thence N. 19-12 E. 286 feet more or less to  
point of beginning. Bounded on northeast by Rt. 276, on southwest by lands now or  
formerly of Bobbie Jean and Joe R. Garrett, on south by lands now or formerly of  
Mrs. Florrie E. Greer.

This is the same property conveyed to Ben E. Sanders by Thomas Calvin Kellett,  
et ux, by deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed  
Book 1137 at page 563 on November 19, 1980.

STATE OF SOUTH CAROLINA  
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which has the address of Rt. 3, Old Laurens Road, Frontage Road, Simpsonville,  
(Street) (City),  
South Carolina 29681 (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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