



Documentary Stamps are figured on the amount financed: \$ 19,061.64

MORTGAGE

BOOK 1629 PAGE 688

THIS MORTGAGE is made this 14 day of September 1983, between the Mortgagor, Paul H. Anderson and Roberta S. Anderson (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-six Thousand, Seven Hundred and forty-eight Dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 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 November 1, 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 the buildings and improvements thereon, lying and being at the northwestern corner of the intersection of Stonybrook Drive and Chantilly Drive, in the County of Greenville, State of South Carolina, being shown as the major portion of Lot 172, Sector III, of Botany Woods, as shown on plat prepared by Piedmont Engineers, dated May 1960, and recorded in Plat Book RR at page 37 in the RMC Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Chantilly Drive at the joint front corner of Lots 54 and 172, and running thence with Lot 54, N 15-01 E 162 feet to an iron pin; thence with a new line S 63-50 E 163.3 feet to an iron pin on Stonybrook Drive; thence with said Drive S 20-05 W 125 feet to an iron pin; thence with the curve of the intersection of Chantilly Drive and Stonybrook Drive, the chord being S 67-57 W 33.7 feet to an iron pin on the northern side of Chantilly Drive; thence with said Drive N 64-10 W 66.6 feet to an iron pin; thence N 73-15 W 60 feet to the point of beginning.

This property is conveyed subject to restrictions recorded in Deed Book 652, page 275 and is also conveyed subject to any other covenants, rights or easements of record which affect said property.

For deed into grantors, see Deed Book 1015, page 344
GRANTEE TO PAY 1975 taxes.

This is the same property conveyed by deed of Cothran & Darby Builders, Inc. unto Paul H. Anderson and Roberta S. Anderson, dated June 30, 1975 and recorded June 30, 1975 in Volume 1020, at Page 546 in the RMC Office for Greenville, S.C.

which has the address of 1 Stonybrook Dr., Greenville, South Carolina
[Street] [City]
..... (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.

