

STATE OF SOUTH CAROLINA

FILED
GREENVILLE CO. S.C.

BOOK 1496 216

COUNTY OF GREENVILLE

3 02 PM '80 MORTGAGE OF REAL ESTATE

DONN... ERASBY WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, KENNETH T. SANDEFUR and FRANCES A. SANDEFUR

(hereinafter referred to as Mortgagor) is well and truly indebted unto JUANITA SANDERS

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **THIRTY-NINE THOUSAND SIX HUNDRED THIRTY-SIX AND 73/100** Dollars \$ **39,636.73** due and payable

in 347 equal monthly installments in the amount of \$321.45 each month, with the first payment being due and payable the 1st day of March, 1980, and a like sum each month thereafter until paid in full.

with interest thereon from date at the rate of **9 1/2** per centum per annum, to be paid: at maturity

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

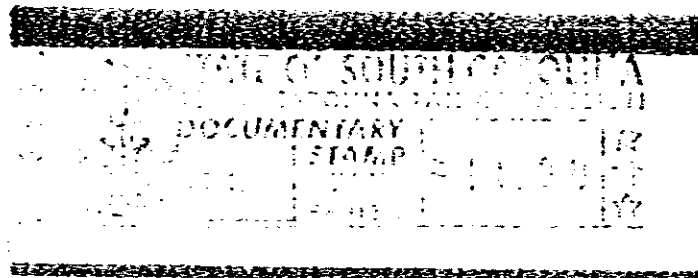
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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, and being located on the northern side of Bennetts Bridge Road and being shown and designated as a 3 acre tract on plat of property entitled "Survey for Edgar Sanders" prepared by C.O. Riddle on May 10, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6-P at page 42 and having according to said plat, metes and bounds, to-wit:

BEGINNING at a spike in the center of Bennetts Bridge Road at the joint front corner of property herein and the 3.38 acre tract, iron pin 26.5 feet back, and running thence N. 5-28 E. 502.36 feet to an iron pin; thence turning and running S. 73-34 W. 249.93 feet to an iron pin; thence running S. 48-02 W. 249.22 feet to an iron pin; thence turning and running S. 44-34 E. 398.08 feet to a spike in the center of Bennetts Bridge Road, iron pin located 66.3 feet back; thence turning and running along the center of Bennetts Bridge Road, N. 77-56 E. 100 feet to a spike, the point of BEGINNING.

This being the same property conveyed to the Mortgagors herein by deed of Robert E. Thawley and Nichole Thawley of even date to be recorded herewith.

Mortgagee's address: 32 Friartuck Road
Greenville, S.C. 29607



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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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