

REC'D 20 S.C.  
JUL 27 PM '80  
DONNA HARRIS  
R.M.C.

BOOK 1507 PAGE 617

# MORTGAGE

THIS MORTGAGE is made this 14th day of July, 1980, between the Mortgagor, Tommy E. Anderson and Evelyn M. Anderson (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the State of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

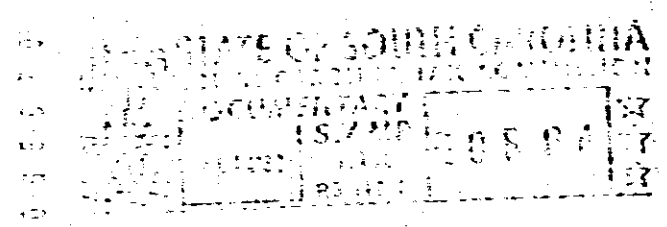
WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand and Thirty-three and 72/100 (\$14,033.72) Dollars, which indebtedness is evidenced by Borrower's note dated of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2002.

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 lot of land in the County of Greenville, State of South Carolina, in Bates Township, known as Lot 41 on plat of Nannie K. Hunt Estate, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book AA, at Page 134, and having according to a plat entitled "Property of Tommy E. Anderson and Evelyn M. Anderson" prepared by W. R. Williams, Jr., L.S. No. 3979, on July 10, 1980, recorded in the R.M.C. Office for Greenville County, in Plat Book 8-A, at page 49, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots 42 and 41 on Hunt Street (formerly Gilreath Street) and running thence along the joint line of said lots S. 63-30 W., 159 feet to an iron pin; thence N. 10-47 E., 264 feet to an iron pin on the right of way of Hunt Street; thence continuing along the side of Hunt Street S. 26-15 E., 210 feet to the point of beginning.

THIS being the same property conveyed unto mortgagors by deed of John T. McCombs, Jr. and Jean C. McCombs executed and recorded of even date herewith.



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which has the address of Hunt Street, Travelers Rest, South Carolina, 29690 (herein "Property Address");  
(Street) (City)  
(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 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.

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