

Mortgagee's address:  
P. O. Box 2568  
Greenville, S. C. 29602

FILED  
S. C.  
1 57 PM '81  
JONAS  
H.C. WEAVER  
SHERSLEY

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**MORTGAGE**

THIS MORTGAGE is made this 17th day of February, 1981, between the Mortgagor, James M. Anderson and Kathleen E. Anderson (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the state of South Carolina, whose address is P. O. Box 2568, Greenville, South Carolina 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Two Thousand Five Hundred & No/100 (\$82,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 17, 1982;

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 on the southerly side of Middle Brook Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 239 on a plat entitled "Map No. 4, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5D, at Page 72, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Middle Brook Road, said pin being the joint front corner of Lots Nos. 238 and 239 and running thence with the common line of said lots, S. 24-01-04 E. 141.79 feet to an iron pin, joint rear corner of Lots Nos. 238 and 239; thence N. 56-21-59 E. 183.50 feet to an iron pin; thence N. 14-25-55 W. 92.60 feet to an iron pin on the southerly side of Middle Brook Road; thence with the southerly side of Middle Brook Road, S. 75-34-05 W. 40.14 feet to an iron pin; thence continuing with Middle Brook Road, S. 70-46-30 W. 157.31 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Richard W. Edgeworth and Patsy H. Edgeworth dated February 17, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1142, at Page 903.

which has the address of 207 Middle Brook Road, Greer, South Carolina 29651 (herein "Property Address");

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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