

MORTGAGE

SEP 23 PM '82

SONNERSLEY

THIS MORTGAGE is made this 12th day of July 1982, between the Mortgagor, Jacob D. Anderson and Louise M. Anderson (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 6,073.44 which indebtedness is evidenced by Borrower's note dated July 12, 1982 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on June 15, 1992;

TO SECURE to Lender 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, 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, together with all buildings and improvements located thereon, in Greenville County, in the Town of Simpsonville, State of South Carolina, on the northeastern side of Menlo Drive, being shown and designated as Lot No. 116 on a plat of Brentwood Subdivision, Section III, made by Piedmont Engineers, Architects, and Planners, dated November 15, 1973, recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 42, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on Menlo Drive, joint front corner of Lots 116 and 117 and running thence S. 57-47 W. 144.4 feet to an iron pin; thence N. 27-30 W 139.07 feet to an iron pin; thence N 70-58 E 150.16 feet to an iron pin on Menlo Drive; thence along Menlo Drive, S 25-03 E. 105.0 feet to an iron pin, point of beginning.

This is the same property conveyed to mortgagors herein by deed of James A. McAlister, Jr., and Donna Glenice F. McAlister dated January 23, 1979, recorded in Book 1095 at Page 893 on January 24, 1979.



which has the address of 104 Menlo Drive Simpsonville South Carolina 29681 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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