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BOOK 1584 PAGE 278

OCT 28 12 36 PM '82

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 28th day of October, 19 82, between the Mortgagor, Waddy M. Anderson, III and June B. Anderson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

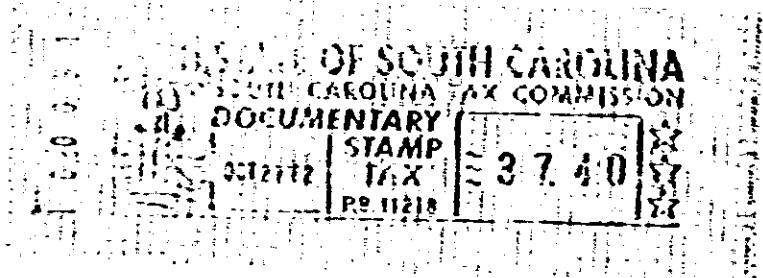
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-three Thousand, Five Hundred and No/100 (\$93,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2012.....;

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 all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northeastern corner of Chanticleer Drive and Michaux Drive, near the City of Greenville, being shown as Lot 25 on plat of Section 1 of Chanticleer, recorded in Plat Book YY at page 97, and described as follows:

Beginning at an iron pin on the northeastern corner of Michaux Drive and Chanticleer Drive, and running thence with the northern side of Chanticleer Drive, N 80-17 E 107.6 feet to an iron pin at the corner of Lot 24; thence with line of said lot N 4-12 W 178.6 feet to an iron pin; thence S 81-58 W 130 feet to an iron pin on Michaux Drive; thence with the eastern side of said Drive S 5-48 E 95 feet and S 0-53 E 63 feet to the corner of Chanticleer Drive; thence with the curve of the intersection, the chord of which is S 0-22 E 34.5 feet to the beginning corner.

Being the same property conveyed to mortgagors herein by deed of Bethel S. Alexander dated October 28, 1982 and recorded simultaneously herewith in Deed Book 1176 at page 219, office of the RMC for Greenville County, S. C.



which has the address of Chanticleer Drive Greenville,  
(Street) (City)  
S. C. 29605  
(State and Zip Code) (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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