

Mortgagee's Mailing Address: 301 College St., Greenville, S.C. 29601

JUL 19 11:00 AM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 14th day of July, 1983, between the Mortgagor, Larry W. Sanders and Cheryl P. Sanders, (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 Twenty Nine Thousand One Hundred Forty and 99/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 14, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 30, 1983.....;

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 situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 57 on a Plat of Section 5, Edwards Forest, recorded in Plat Book 5-P at Page 6 in the R.M.C. Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Tanner Road at the joint front corner of Lots Nos. 56 and 57; thence running with the joint line of said lot, N. 66-30 W. 150 feet to an iron pin; thence running with the line of Lot 42, N. 25-05-25 E. 59.95 feet to an iron pin; thence running N. 79-23 E. 170.5 feet to an iron pin on Tanner Road; thence running with Tanner Road S. 20-59-30 W. 155.95 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Joint Ventures, Inc. and Premier Investment Co., Inc. dated March 15, 1979 and recorded in the R.M.C. Office for Greenville County on March 16, 1979 in Deed Book 1098 at Page 577.

This mortgage is junior in lien to that certain Mortgage executed by Joint Ventures, Inc., and Premier Investment Co., Inc. dated August 16, 1977 and recorded in the RMC Office for Greenville County on August 17, 1977 in Mortgage Book 1407 at Page 326, this being the same mortgage assumed by the Mortgagors herein.

which has the address of 196 Tanner Road, Taylors,
(Street) (City)
SC 29687 (herein "Property Address");
(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 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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