

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

GREENVILLE, S.C.

DEC 16 11 42 AM '80

JOHNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

(RENEGOTIABLE RATE MORTGAGE)

THIS MORTGAGE is made this 9th day of December, 1980, between the Mortgagor, Ben C. Sanders

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Sixty Three Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 9, 1980 (herein "Note"), providing for monthly installments of principal with the balance of the indebtedness, if not sooner paid, due and payable on hereto and made a part of this mortgage instrument.

5 1003

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of South Carolina
Nancy C. Whitmore
3/28 1983
Witness *Robert D. Young*
Dammy Black

STATE OF SOUTH CAROLINA
DOCUMENTARY
SEAL TAX 254
APR 4 1983
25383

FILED
GREENVILLE CO. S.C.
APR 4 2 43 PM '83
JOHNIE S. TANKERSLEY
R.M.C.

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Bozeman, Grayson & Smith
which has the address of Lot 28 Poinsettia Drive Simpsonville
(Street) (City)
South Carolina (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 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.

6.00CI

