

MAY 4 11 47 AM '79

MORTGAGE

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 4th day of May 1979, between the Mortgagor, Robert A. Anders and Earl G. Anders (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 Hampton Street Columbia, South Carolina (herein "Lender").

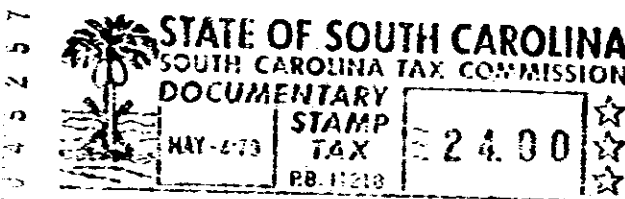
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 4, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2009;

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 City of Greenville, County of Greenville, State of South Carolina, as will appear by reference to that certain plat prepared by R.B. Bruce, R.L.S., for Robert A. Anders and Earl G. Anders dated March 23, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-E, at Page 37 on May 3, 1979 and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pine Forest Drive; thence S. 46-40 E. 164 feet to an iron pin; thence, S. 47-40 E. 99.5 feet to an iron pin; thence, N. 67-30 W. 75.3 feet to an iron pin; thence, S. 65-07 W. 90.4 feet to a point; thence, S. 33-04 W. 3.3 feet to a point; thence, N. 32-45 W. 51.8 feet to a point; thence, N. 28-31 W. 21.5 feet to a point; thence, N. 36-32 E. 2.6 feet to a point; thence, N. 31-59 W. 111.3 feet to an iron pin; thence, N. 60-01 E. 65 feet to the point of Beginning.

The within property, is the same property conveyed to the mortgagors herein by that certain deed of William J. Coward, Jr. of even date herewith and which said deed is being filed simultaneously with this instrument in the R.M.C. Office for Greenville County, South Carolina.



which has the address of 304 Pine Forest Drive Greenville, S.C. 29601 (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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