

MORTGAGEE'S ADDRESS: FILED  
P.O. Box 485, Travelers Rest, S.C. 29690

BOOK 1498 PAGE 617

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAR 21 4 32 PM '80  
DONALD STANBERRY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Jack W. Sanderson and Vivian M. Sanderson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest, Travelers Rest, South Carolina,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Nine Thousand and No/100-----

----- Dollars (\$ 9,000.00-- ) due and payable due and payable in ninety-six (96) monthly installments of One Hundred Sixty-six and 75/100-- (\$166.75)--Dollars, commencing on May 5, 1980, and continuing on the same day of each month thereafter until paid in full,

with interest thereon from March 21, 1980, at the rate of sixteen (16%) per centum per annum, to be paid: per terms of said note.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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;

ALL that certain piece, parcel or lot of land being shown as Lot No. 115, Section III on plat of Northwood Hills subdivision recorded in the Register of Mesne Office for Greenville County in Plat Book YY, at Page 37, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Covington Road at the corner of Lot No. 116, and running thence N. 5-43 W. 175 feet to an iron pin; thence N. 87-10 E. 146.5 feet to an iron pin; thence S. 0-13 W. 167 feet to an iron pin on the northern side of said road; thence with the said road S. 83-45 W. 130 feet to the point of beginning.

This mortgage is second in priority to that of Poinsett Federal Savings and Loan Association, formerly Travelers Rest Federal Savings and Loan, recorded in Mortgages Book 1204, at Page 33, on August 25, 1971.

This is the same property conveyed unto the Mortgagors by deed of Florence Wood, recorded in the R.M.C. Office for Greenville County in Deeds Book 923, at Page 421 on August 25, 1971.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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