

FILED
GREENVILLE CO. S. C.

BOOK 1511 PAGE 377

AUG 15 4 54 PM '80

MORTGAGE BANKERSLEY
R.M.C.

THIS MORTGAGE is made this 15th day of August,
1980, between the Mortgagor, Richard E. Zander and Beryl J. Zander
(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 Seventy-Five Thousand
and no/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated August 15, 1980, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1,
2010;

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 lot of land, with the buildings and improvements thereon, in
the County of Greenville, State of South Carolina, being known and
designated as Lot No. 207, Section No. 11, Devenger Place, a plat of
which is recorded in the R.M.C. Office for Greenville County, South
Carolina, in Plat Book 7C, Page 91, and having, according to a survey
by Dalton and Neves Co., Engineers, dated August, 1980, captioned
"Property of Richard E. Zander and Beryl J. Zander", recorded in
said R.M.C. Office in Plat Book 8-D, Page 39, the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Hudson Farm Road,
at the joint front corner of Lots No. 207 and 208, and thence with
the joint line of said lots, S 56-59 E 140 feet to an iron pin in
the joint rear corner of said lots in the line of Section 9, Devenger
Place; thence with the joint rear line of Lot No. 207 and property
of Section No. 9, Devenger Place, S 33-01 W 85 feet to an iron pin
in the joint rear corner of Lots No. 207 and 206; thence with the
joint line of said lots, N 56-59 W 140 feet to an iron pin in the
joint front corner of said lots on the southeastern side of Hudson
Farm Road; thence with the southeastern side of Hudson Farm Road;
N 33-01 E 85 feet to the point of beginning.

BEING the same conveyed to the Mortgagors by deed of Devenger Road
Land Co., to be recorded herewith.

This mortgage secures a promissory note which contains provisions for
renegotiation of the interest rate and related matters. A copy of
the Renegotiable Rate Mortgage Rider containing those provisions is
being recorded herewith.

which has the address of 410 Hudson Farm Road Greer,
(Street) (City)

South Carolina, 29651 (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.

0377

4328 RV.2