

FILED
GENERAL CO. S. C.

AUG 17 3 41 PM '81

OGN... HANNERSLEY

REC: 1550 PAGE 114

MORTGAGE

THIS MORTGAGE is made this 17th day of August 1981 between the Mortgagor, David E. Anderson and Margaret H. Anderson (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 225, Columbia, South Carolina 29202 (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 August 17, 1981 (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, 2011 *note of David E. Anderson

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, with any and all improvements thereon, lying, being and situate on the East side of Creekside Road, Greenville County, South Carolina, being shown and designated as Lot 422 on a plat entitled "Map Three, Section Two, Sugar Creek" by C.L. Riddle, Surveyor, dated February 5, 1980, and recorded in Plat Book 7X at page 2 in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Creekside Road, joint front corner of Lots 422 and 423, and running thence along the joint line of said lots N. 61-07-09 E. 225.05 feet to an iron pin; thence S. 18-12 W. 240.85 feet to an iron pin, joint rear corner of Lots 422 and 421; thence along the joint line of said lots N. 59-54-51 W. 141.43 feet to an iron pin on the East side of Creekside Road, joint front corner of Lots 422 and 421; thence along the East side of Creekside Road the chord of which is N. 0-36-11 E. 49.22 feet to an iron pin, the point of beginning.

This is the identical property conveyed to David E. Anderson and Margaret H. Anderson by Cothran and Darby Builders, Inc. by deed recorded simultaneously herewith.

This conveyance is made subject to all restrictive covenants, rights-of-way and easements of record and also appearing by an inspection of the premises.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
24.00

which has the address of 422 Creekside Drive Greer, S.C. 29651 (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 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.

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