

FILED
GREENVILLE CO. S. C.

SEP 24 12 01 PM '81

JOHNIE S. STANPERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 23 day of September, 1981, between the Mortgagor, Floyd A. Anderson and Martha L. Anderson, (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").

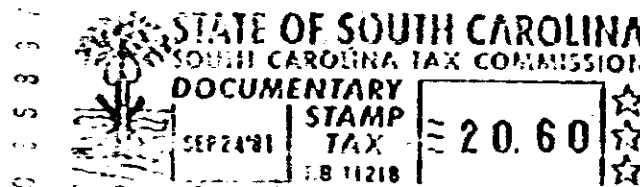
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-ONE THOUSAND FIVE HUNDRED and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2005.....;

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 in Greenville County, State of South Carolina, being shown as Lot 1 on plat of Saint Marks Manor, recorded in Plat Book 8C at page 68 in the RMC Office for Greenville County and having, according to a recent plat of property of Floyd A. Anderson and Martha L. Anderson, prepared by R.B. Bruce, RLS, dated September 16, 1981, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Old Rutherford Road which iron pin is located 75 feet southwest of the intersection of Old Rutherford Road and Saint Marks Road and running thence with the northwestern edge of Old Rutherford Road S. 61-05 W. 25 feet to an iron pin; thence continuing with the northwest side of Old Rutherford Road S. 55-22 W. 50 feet to an old iron pin; thence N.36-52 W. 120 feet to an old iron pin; thence N. 55-22 E 50 feet to an old iron pin; thence N. 61-05 E. 25 feet to an old iron pin; thence S. 36-52 E. 120 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of William L. and Estelle F. Gordon of even date, to be recorded herewith.



which has the address of Units 1 and 2, Saint Marks Manor, Taylors, (Street) (City)
S.C. 29687 (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.

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