



# MORTGAGE

THIS MORTGAGE is made this 14th day of September 1981, between the Mortgagor, Greg B. Anderson and Linda W. Anderson (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten thousand, five hundred, four and 59/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 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 December 17, 1981

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 piece, parcel or lot of land with all of the improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, on the Westerly side of Rice Street and shown as Lot No. 48 on plat entitled "Property of G. F. Cammer" as shown on plat recorded in Plat Book L, at page 115, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the corner of Lots No. 47 and 48 on the Westerly side of Rise Street, which point is also located 511 feet in a Southerly direction from the Westerly corner of the intersection of Rice Street and Meyers Drive and running thence along Lot 47, N. 66-43 W. 255.5 feet to iron pin in line of property now or formerly owned by Sara R. Beck; thence along Beck property S. 41-55 E. 282.6 feet to iron pin on the Westerly side of Rice Street; thence along Rice Street N. 23-17 E. 120 feet to point of beginning.

This being the same property conveyed to Greg R. Anderson and Linda W. Anderson by deed of Robert C. Parker, Jr. and Sherian D. Parker dated August 25, 1977, recorded in the RMC Office for Greenville County on August 25, 1977, in Volume 1063, page 447.

which has the address of 122 Rice Street Greenville South Carolina 29605 (herein "Property Address");  
[Street] [City] [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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