

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, DOUGLAS E. SANDERS and DOROTHY S. SANDERS, of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THE PRUDENTIAL INSURANCE

COMPANY OF AMERICA, a corporation organized and existing under the laws of the state of New Jersey, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of THIRTEEN THOUSAND, EIGHT HUNDRED AND NO/100-----Dollars (\$13,800.00), with interest from date at the rate of five and one-fourth per centum (5 1/4 %) per annum until paid, said principal and interest being payable at the office of The Prudential Insurance Company of America in Newark, New Jersey or at such other place as the holder of the note may designate in writing, in monthly installments of SEVENTY-SIX AND 31/100-----Dollars (\$ 76.31), commencing on the first day of May, 19 65, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of April, 19 95

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

ALL that lot of land with the buildings and improvements thereon, situate on the North side of Randall Street, in the City of Greenville, in Greenville County, South Carolina, being shown as a portion of Lot 23 of Section "A" on plat of Stone Land Company, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "A", at pages 337-345, and having, according to said plat and a recent survey made by R. W. Dalton, Engineer, December 8, 1954, the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of Randall Street, said pin being 71 feet East from the Northeast corner of the intersection of Randall Street and Wilton Street, and running thence along the North side of Randall Street S. 83-13 E., 53 feet to an iron pin; thence N. 7-17 E., 121.3 feet to an iron pin; thence N. 79-46 W., 57.7 feet to an iron pin; thence S. 4-07 W., 124.8 feet to an iron pin on the North side of Randall Street, the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

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

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

Mortgage Assigned to: Security Pacific Nat'l Bank et al.

From Prudential Ins. Co. of America

on 9 day of Feb 19 84. Assignment recorded

in Vol. 1651 of R. E. Mortgages on Page 467

This 9 of Mar 19 84. # 27743