

GREENVILLE CO. S. C.

Feb 23 11 38 AM '76

RECORDED AT THE REC. OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA

BOOK 1360 PAGE 984

Mail to:

Family Federal Savings & Loan Assn.
Drawer 1
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this twenty-fourth day of February, 1976, between the Mortgagor, Bruce H. Saunders And Eula O. Saunders (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America whose address is 3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 24, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, April 2006

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 being shown and designated as Lot 28 on plat of property of Dove Tree Subdivision recorded in the RMC Office for Greenville County in Plat Book 4X at Pages 21, 22 and 23. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on Shinleaf Drive at the joint front corner of Lots 27 and 28 and running thence with joint line of said lots N. 43-15 E. 169.7 feet to an iron pin at the joint rear corners of Lot 27, 28, 26 and 29, thence with the joint line of Lots 28 and 29 N. 71-09 W. 109.2 to an iron pin on Rosebay Drive; thence with said drive S. 44-12 W. 30 feet to an iron pin; thence S. 66-35 W. 35 feet to an iron pin; thence S. 69-36 W. 90 feet to an iron pin; thence S. 2-22 W. 21.1 feet to an iron pin on Shinleaf Drive, thence with said drive S. 60 - 30 E. 144 feet to an iron pin, the point of beginning.



which has the address of Route 11 Greenville
[Street] [City]
South Carolina 29607 (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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