

FILED
GREENVILLE CO. S.C.
APR 6 3 30 PM '78
DORIS S. TANKARDLEY
R.M.C.

1428 200

MORTGAGE

THIS MORTGAGE is made this 5th. day of April, 1978, between the Mortgagor, Dennis E. Anderson and Bonita H. Anderson (herein "Borrower"), and the Mortgagee, Home Guaranty Insurance Corporation, P. O. Box 13267, Richmond, Virginia 23225

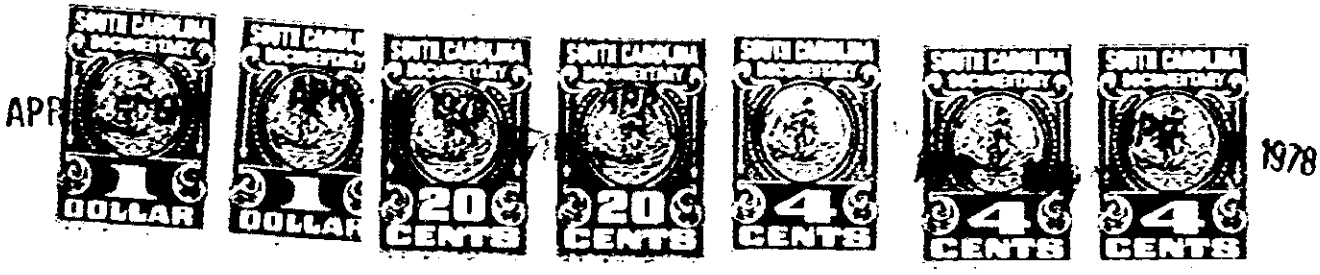
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Two Hundred and Fifty and no/100 (\$6,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 5, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on sale of house.

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: On the northern side of Squire Place, being known and designated as Lot No. 39 as shown on a plat of Canterbury Subdivision, Section I, prepared by Heaner Engineering Co., Inc., dated March 22, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-N at page 69, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of Squire Place, joint front corner of Lot No.s 40 and 39, and running thence with the line of Lot No. 40 N. 07-05-40 W. 166.82 feet to an iron pin, joint rear corner of Lot No.s 40 and 39; thence with the rear line of Lot No. 45, N. 85-08 E. 70.07 feet to an iron pin, joint rear corner of Lot no.s 38 and 39; thence with the line of Lot No. 38, S. 05-00-54 E. 129.34 feet to an iron pin on the northern side of the curved portion of Squire Place; thence with the curvature of the northern side of Squire Place, the chord of which is S. 48-41-03 W. 59.20 feet to an iron pin on the northern side of Squire Place; thence with the northern side of said Squire Place S. 72-23-00 E. 16.70 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Fortis Enterprises, Inc., dated June 29, 1973 and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

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which has the address of 103 Squire Place, Piedmont, South Carolina (Street) (City) 29673 (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 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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