

Mortgagee's address: P. O. Box 937, Greenville, South Carolina 29602

GREENVILLE CO. S. C.

BOOK 1447 PAGE 454

OCT 17 2 35 PM '78

MORTGAGE

THIS MORTGAGE is made this 17th day of October, 1978, between the Mortgagor, Jeffrey B. Anderson and Charlotte W. Anderson, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

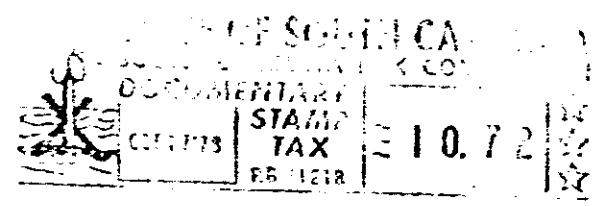
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six Thousand Eight Hundred and no/100 (\$26,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 17, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2008

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 those pieces, parcels or lots of land situate, lying and being on the northeast side of Brookside Drive, formerly Brookside Avenue, in the City of Greenville, Greenville County, State of South Carolina, being shown as Lots 21, 22 and 100 on plat of Tract No. 1 of the Overbrook Land Company property made by R. E. Dalton, Engineer, June, 1924, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J, page 81, and having according to said plat the following metes and bounds, to wit:

Beginning at a point on the northeast side of Brookside Drive, formerly Brookside Avenue, at the corner of Lots 20 and 21 and running thence N. 45-30 E. 283 feet to a point in the southwestern side of Lot No. 24; thence along the line of Lots 24 and 23 S. 24-27 E. 131.1 feet to an iron pin at the southwestern corner of Lots 23 and 100; thence along the southern line of Lots 100 and 22 S. 46-11 W. 239.1 feet to an iron pin on the northeast side of Brookside Drive, formerly Brookside Avenue; thence N. 44-30 W. 120 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of even date from Kenneth C. Mooney, and recorded in Deed Book 1090, Page 128, R. M. C. Office for Greenville County.



which has the address of 115 Brookside Avenue, Greenville, [Street] [City]
S. C. 29609 (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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