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GREENVILLE CO. S. C.  
MAR 26 3 21 PM '79  
DENNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 23rd day of March, 1979, between the Mortgagor, Robert L. Anderson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

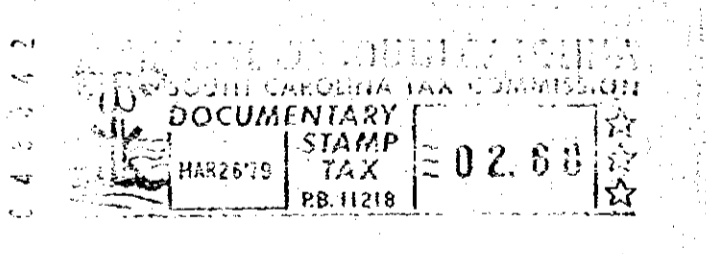
WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Six Hundred Forty Six and 58/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1986;

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 situate in Saluda Township, State and County aforesaid and being a part of the property conveyed to Grantor by Deed recorded in Book No. 257 at Page 362 of RMC Office for Greenville County. Being more fully described according to a plat and survey made by T. T. Dill, Reg. C.E. & L.S. No. 104, dated August 14, 1967 with the following metes and bounds to-wit:

BEGINNING on a nail and cap in center of Goodwin Bridge Rd. (iron pin offset on west side of road right-of-way) and running thence S. 50-45 W. 717.4 feet to an iron pin; thence N. 2-45 W. 520.6 feet to iron pin; thence N. 50-50 E. 412.4 feet to a point in center of Goodwin Bridge Rd., (iron pin offset on west side of road right-of-way) thence with center of Goodwin Bridge Rd. (state highway no. 23-130) S. 39-10 E. 415.0 ft. to the beginning corner. Identified on Plat as Tract No. 2, containing 5.42 acres, more or less.

This being the same property conveyed to the mortgagor by deed of Marthlyn A. Bell, of even date, to be recorded herewith.



which has the address of Route 3, Goodwin Bridge Rd, Travelers Rest (City) South Carolina (State and Zip Code) (herein "Property Address");

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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