

FILED
GREENVILLE CO. S. C.
MAR 30 10 53 AM '79
JEANIE S. TANKERSLEY
R.M.C.

MORTGAGE

VCL 1461 PAGE 292

THIS MORTGAGE is made this 29th day of March 1979, between the Mortgagor, Jeffrey H. Anders (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-THREE THOUSAND, TWO HUNDRED TWENTY-FIVE and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 29, 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 May 1, 2009.

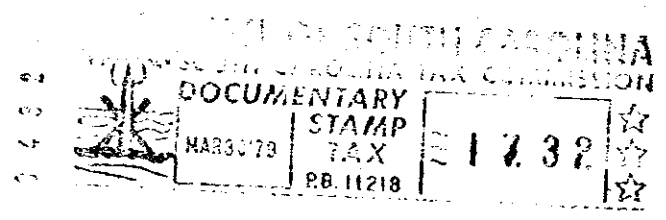
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 and buildings and developments thereon, situated in Austin Township, Greenville County, State of South Carolina, north of the town of Simpsonville, South Carolina and being lots 30 and 31 in a subdivision known as Forest Park, being formerly known as Gresham Park, according to plats thereof recorded in Plat Books BB at Pages 70 and 71 and EE at Pages 64 and 65 in the R.M.C. Office for Greenville County. Reference is made to said plats for a further metes and bounds description.

This is the same property conveyed to grantor by Ernest Blakely, Jr. by deed, October 1, 1962 and recorded in the R.M.C. Office for Greenville County in Deed Book 708, Page 61, and L. R. Richardson, Sr. by deed, July 16, 1965 and recorded in the R.M.C. Office for Greenville County in Deed Book 779, Page 50.

This property is conveyed subject to the restrictions contained in Deed Book 618 at Page 18.

This being the same property conveyed to Jeffrey H. Anders by deed of James F. Richardson recorded of even date.



which has the address of 127 Wilbon Circle - Simpsonville South Carolina 29681 (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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