

Mortgagee's Mailing Address: 301 College Street, Greenville, S. C. 29601
GREENVILLE CO. S. C.

Nov 5 10 34 AM '79

BOOK 1487 PAGE 72

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 2nd day of November, 1979, between the Mortgagor, Ben C. Sanders, (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 ~~Fifty Six Thousand and~~ No/100 (\$ 56,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 2, 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 November 1, 1980.....;

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 in the County of Greenville, State of South Carolina, being known and designated as Lot No. 164 on a plat of Pine Brook Forest Subdivision according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 4 X at pages 48 and 49; being the same conveyed to the mortgagor by Oak, Inc. by deed dated October 29, 1979, to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
NOTARY PUBLIC
1979 NOV 5 10 34 AM

which has the address of Lot 164 Cannon Circle Simpsonville,
(Street) (City)
South Carolina (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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