

GREENVILLE CO. S. C.  
OCT 26 10 07 AM '80  
DONNERSLEY R.M.C.

GREENVILLE CO. S. C.  
NOV 7 10 13 AM '80  
DONNERSLEY R.M.C.  
**MORTGAGE**

1522 PAGE 319

1523 PAGE 749

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THIS MORTGAGE is made this 27th day of October, 1980, between the Mortgagor, Hubert William Sanders and Irene T. 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 Twenty-Three Thousand and No/100 (\$23,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 1980, (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, 1990;

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 and lot of land with all improvements thereon as shown on plat entitled "Property of Hubert W. Sanders and Irene T. Sanders" prepared by R. B. Bruce, RLS, dated October 23, 1980, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-H at page 28, reference being craved herewith to said plat for exact metes and bounds.

This is that property conveyed to Mortgagor by deed of Joseph A. Wells and C. Darrell Floyd dated and filed concurrently herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
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which has the address of 249 Brookdale Avenue Greenville,  
(Street) (City)  
South Carolina, 29607 (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 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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