

*Benjamin Sanders Jul*

FILED  
DEC 3 1980  
Doris S. Tarkersley

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BOOK 1528 PAGE 468

Mortgage Deed - South Carolina - Jim Walter Homes, Inc.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville, widow

WHEREAS, Adzener Sanders ( a Widow Woman )

hereinafter called the Mortgagor, are well and truly indebted to JIM WALTER HOMES, Inc., hereinafter called the Mortgagee, in the full and just sum of Fifty Three Thousand Twenty Eight & 00/100

Dollars, (\$ 53,028.00

evidenced by a certain promissory note in writing of even date herewith, which note is made a part hereof and herein incorporated by reference, payable in 216 Two Hundred Forty Five & 50/100 monthly installments of 245.50 Dollars (\$ 245.50) each, the

first installment being due and payable on or before the 5th day of Feb., 1981

with interest at the rate of six per cent (6%) per annum from the date of maturity of said note until paid, and said Mortgagor having further promised and agreed to pay ten per cent (10%) of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms and tenor of said note, and also in consideration of THREE (\$3.00) DOLLARS to them in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee, all that tract or lot of land lying, being and situated in Greenville

County, State of South Carolina and described as follows, to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF THIS CONTRACT

EXHIBIT "A"

All that piece, parcel or lot of land in Greenville County, State of South Carolina, lying and being situate on the North side of Odessa Street, Sterling College Park, Addition, being known and designated as Lot No. 23, Sterling College Park Addition, near the City of Greenville, County of Greenville, State of South Carolina, according to Plat of said subdivision, prepared by Dalton & Neves, Engineers, in June 1940, as recorded in the RMC Office, County of Greenville, South Carolina in Plat Book "L" on Page 171, having, according to said plat, the following metes and bounds to-wit: BEGINNING at an iron pin on the North side of Odessa Street, at joint front corner of Lot Nos. 23 and 24, said pin being 250' SW of iron pin located on the NW corner of the junction of Odessa Street with Valentine Street; thence N 27 Deg. 0'W 100' to an iron pin at joint rear corner of Lots Nos. 23, 24, 33 and 34; thence S 67 Deg. 04'W 50' along the rear boundary of Lot No. 34 to an iron pin at joint rear corner of Lots Nos. 22, 23, 34, and 35; thence S 27 Deg. 0'E 100' to an iron pin on the North side of Odessa Street at joint front corner of Lots Nos. 22 and 23; thence N 67 Deg. 04'E 50' along said Street to an iron pin at joint front corner of Lots Nos. 23 and 24, the point of beginning.

This conveyance is made subject to all restrictions, easements and rights of way of record or on the ground affecting said property.

The herein described property conveyed unto Adzener Sanders by Deed of Elizabeth Davidson, dated June 1, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1063 at Page 262.

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