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Joseph John Aneskievich
& Elliot Sheftel
277-2-204
DONNE S. TANNERSLEY
MORTGAGE

BOOK 1531 PAGE 889

THIS MORTGAGE is made this 6th day of February 1981, between the Mortgagor, Joseph John Aneskievich and Elliot Sheftel (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty thousand three hundred and 00/100 (50,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 2, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2011

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 lying, being and situate on the northwestern side of Selwyn Drive in the City of Greenville, county and state aforesaid, being shown and designated as Lot No. 7 on plat of Timberlake Subdivision according to the R. M. C. Office of Greenville County in Plat Book BB at Page 185 and having, according to a more recent plat entitled "Property of Joseph John Aneskievich and Elliot Steven Sheftel" prepared by Freeland & Associates, dated January 20, 1981, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Selwyn Drive at the joint front corner of Lots No. 7 and 8 running thence along and with the joint property line of said two lots N. 42-31 W. 214 feet to an iron pin; thence N. 28-21 E. 12.5 feet to an iron pin; thence N. 68-21 E. 137.3 feet to an iron pin at the joint rear corner of Lots No. 6 and 7 as shown on the aforementioned plat; thence running along and with the joint property line of said last two mentioned lots S. 26-23 E. 185 feet to an iron pin on the northwestern side of Selwyn Drive; thence running along and with the northwestern side of Selwyn Drive S. 53-12 W. 90 feet to the beginning point.

DERIVATION: Deed of Barry Stephen Garrison and Eileen C. Garrison recorded February 6, 1981 in Deed Book 1143 at Page 315.

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which has the address of 29 Selwyn Drive, Greenville, South Carolina 29615 (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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