

FILED  
GREENVILLE CO. S. C.  
FEB 11 3 28 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

FILED  
GREENVILLE CO. S. C.  
FEB 17 12 37 PM '81  
DONNIE S. TANKERSLEY  
**MORTGAGE**

BOOK 1532 PAGE 724  
BOOK 1532 PAGE 257  
27621-1-57  
Sec 2 Sanders d/b/a  
312.2-1-57

THIS MORTGAGE is made this 10th day of February, 1981, between the Mortgagor, Ben E. Sanders d/b/a Prestige Builders of Greenville, (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 Sixty Four Thousand and no/100ths (\$64,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 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 January 1, 2012.....;

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 certain piece, parcel or lot of land, situate on the southwest side of North Almond Drive and on the northwest side of Rainwood Drive, in the City of Simpsonville, County of Greenville, State of South Carolina, being shown as Lot No. 281 on a plat of Poinsettia Subdivision Section V, dated July 19, 1974 prepared by Piedmont Engineers and Architects and recorded in the Office of the RMC for Greenville County in Plat Book 4-R at Page 87, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Rainwood Drive at the joint front corner of Lots 280 and 281, and running thence with Lot 280 N 49-39 W 174.81 feet to an iron pin at the joint rear corner of Lots 280 and 281; thence N 42-38 E 19.19 feet to an iron pin; thence N 41-32 E 145 feet to an iron pin on the southwest side of North Almond Drive; thence with said Drive S 22-03 E 98.84 feet to an iron pin; thence still with said Drive S 43-50 E 62.9 feet to an iron pin; thence S 0-40 E 36.47 feet to an iron pin on Rainwood Drive; thence S 42-29 W 85 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by deed of Poinsett Realty Company, dated and recorded of even date herewith.

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this mortgage instrument.

which has the address of North Almond Drive Simpsonville  
(Street) (City)  
S. C. (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.

0724

4328 RV-2