

FILED
GREENVILLE CO. S. C.

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DONNIE E. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this -----30th----- day of JULY, 1981, between the Mortgagor, DONALD M. ANDERSON AND GLORIA G. ANDERSON, (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").

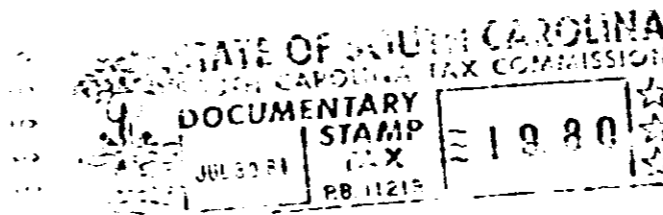
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-NINE THOUSAND FIVE HUNDRED AND 00/100----- Dollars, which indebtedness is evidenced by Borrower's note dated -----, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on AUGUST 1, 1981.....;

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, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot no. 189 on plat of Brentwood, Section IV, recorded in Plat Book 5-D, at page 43 in the RMC Office of Greenville County, and also shown on a more recent plat of Property of Donald M. Anderson and Gloria G. Anderson, prepared by Richard D. Wooten, Jr., RLS No. 4678, dated July 24, 1981, recorded in the RMC Office of Greenville County in Plat Book 8S at page 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Shaddock Drive, joint front corner of lots 188 and 189 and running thence S. 68-14 W., 158.35 feet to an iron pin; thence turning and running along the rear lot line of lot 189, N. 24-47 W., 112.0 feet to an iron pin; thence turning and running with the common line of lots 189 and 190, N. 65-20 E., 155.0 feet to an iron pin on the westerly side of Shaddock Drive; thence with said Drive, S. 26-12 E., 120.0 feet to an iron pin, being the point of beginning.

This is the identical property conveyed to the mortgagors by deed of James Leary Builders, Inc., to be recorded of even date herewith.



which has the address of 201 Shaddock Drive, Simpsonville, South Carolina
(Street) (City)
29681 (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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