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MORTGAGE

BOOK 1551 PAGE 37

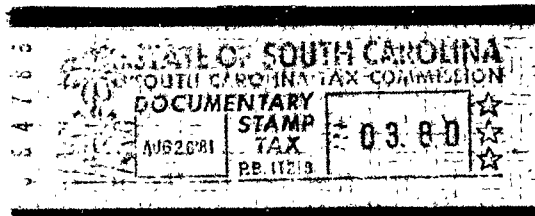
DONNIE S. TANKERSLEY
R.M.C

THIS MORTGAGE is made this 25 day of August 1981, between the Mortgagor, Floyd A. Anderson and Martha L. Anderson (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand Five Hundred and No/100 (\$9,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 25, 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 August 1, 1991

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: being known and designated as Lot No. 159 on plat of Brentwood Section IV, recorded in Plat Book 5D at page 43 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southerly side of Brentwood Way, joint front corner of Lots 159 and 160 and running thence with said Way S. 53-54 W 85-72 feet and S. 20-47 W. 5.0 feet to an iron pin; thence turning and running with joint line of lots 159 and 158 N. 71-44 W 234.7 feet to an iron pin at rear line; thence turning and running along rear line as follows: N. 8-04 W. 22.85 feet and N 47-56 E. 29.8 feet; thence turning and running N. 71-00 E. 206.68 feet to an iron point joint rear corner of lots 159 and 160 and running thence along the common line of said lots S. 32-05 E. 154.0 feet to an iron pin on Brentwood Way, being the point of beginning. This being the same property conveyed to the Mortgagors herein by James Leary Builders, Inc. October 3, 1980, recorded October 3, 1980 and Deed Volume 1134 at page 837.

This mortgage being second and junior in lien to that certain mortgage given to Heritage Federal Savings & Loan Association in the original amount of \$37,000.00, recorded in the RMC Office for Greenville County October 7, 1980 in Mortgage Book 1519 at page 482.



which has the address of 810 Brentwood Way, Simpsonville (Street) (City) S.C. 29681 (State and Zip Code) (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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