

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 2 4 05 PM '82
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Nancy J. Muller

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. Vernon Anderson, Jr.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Thirty-Nine Thousand and 00/100 ----- Dollars (\$ 39,000.00) due and payable

in 120 equal monthly installments of \$559.54, principal and interest, on the first of each month; should any installment payment become due for a period in excess of fifteen (15) days, the Mortgagee may collect a "Late Charge" not to exceed an amount equal to five per centum (5%) of any such past due installment payment; upon sale of below described premises the full amount is immediately due & payable; with interest thereon from 9/2/82 at the rate of twelve (12) per centum per annum, to be paid: monthly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

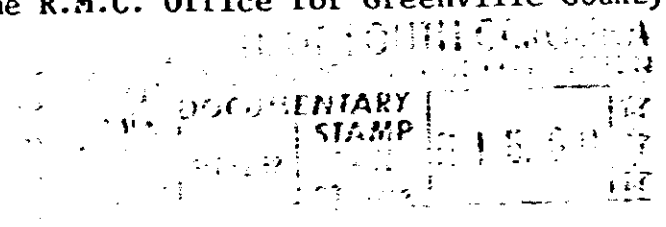
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville on the northeastern side of Aberdeen Drive, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 8 on Map of Park Hill, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book J at Pages 208 and 209, and having, according to said plat, the following metes and bounds, to-wit:

Begining at an iron pin on the northeast side of Aberdeen Drive at the joint front corner of Lot Nos. 8 and 9, said pin being 88.9 feet west of Brookwood Drive and running thence along the curved line of Aberdeen Drive, N. 41-13 W. 85 feet to an iron pin, joint front corner of Lot Nos. 7 and 8; thence with the line of Lot No. 7, N. 67-32 E. 234.9 feet to an iron pin; thence along the rear line of Lot Nos. 10 and 11, S. 21-05 E. 60 feet to an iron pin; thence along the line of Lot No. 9. S. 61-51 W. 207.4 feet to the point of begining.

This being the same property conveyed to the Mortgagor herein by Deed of E. Vernon Anderson, Jr. of even date to be recorded herewith. This also being the same property conveyed to the Mortgagor herein by deed of Fred F. DuBard, Jr. and Jessie S. DuBard, dated April 13, 1972 and recorded on April 19, 1972 in the R.M.C. Office for greenville County in Deed Book 941 at page 355.

This Mortgage being the second and junior Mortgage to the Mortgage between E. Vernon Anderson, Jr., as Mortgagor, and Fidelity Federal Savings and Loan Association, as Mortgagee, in the amount of Twenty-five Thousand Two Hundred and 00/100 (\$25,200.00) Dollars, dated April 13, 1972, recorded in the Greenville County R.M.C. Office in Book 1230 at page 49 on April 19, 1972, which Mortgage is assumed by the Mortgagor herein pursuant to a Modification & Assumption Agreement of even date herewith between the Mortgagor herein and American Federal Savings and Loan Association, recorded in the R.M.C. Office for Greenville County, to be recorded herewith.

The Mortgagor's address is:
137 Aberdeen Drive
Greenville, South Carolina



It is expressly agreed by the parties hereto that the Mortgagor shall have the right of anticipation and prepayment without penalty.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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