

# MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

FILED  
GREENVILLE CO. S. C.

OCT 26 10 31 AM '82

DONNIE BANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

STEVE A. SANDERS and DEBBIE M. SANDERS of  
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA, a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Forty-Four Thousand and No/100----- Dollars (\$ 44,000.00-----),

with interest from date at the rate of twelve and one-half per centum ( 12.500 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association of South Carolina in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Four Hundred Sixty-Nine and 59/100----- Dollars (\$ 469.59-----), commencing on the first day of December, 19 82, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of November, 2012

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville State of South Carolina:

ALL that piece, parcel or lot of land, situate, lying and being on the western side of Rising Sun Court near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 19, Section II of a Subdivision known as The Meadows, plat of which is recorded in the RMC Office for Greenville County, S. C. in Plat Book 5P, at Page 75, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Rising Sun Court at the joint corner of Lots Nos. 19 and 20, and running thence with the joint line of said lots, S. 77-52 W. 120.4 feet to an iron pin; running thence S. 3-03 W. 80 feet to an iron pin at the joint rear corner of Lots Nos. 18 and 20, and running thence with the joint line of said lots, S. 71-28 E. 134.1 feet to an iron pin on the western side of Rising Sun Court; running thence with the western side of said court, the following courses and distances: N. 3-23 E. 74.8 feet; thence N. 3-49 W. 44 feet; thence N. 12-52 W. 30 feet to the point of beginning.

This is the same property conveyed to the Mortgagors hereinby deed of F. Davis Arnette, Jr. and Edith M. Arnette dated October 22, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1176, at Page 252.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

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

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

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

0230

4328 NY-2