

Security Federal

MORTGAGE

FILED
GREENVILLE
APR 7 12 35 PM '83
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THIS MORTGAGE is made this 7th day of April 1983 between the Mortgagor, BRUCE D. ANDERSON and MARY S. ANDERSON (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND THREE HUNDRED SEVENTY-FIVE & NO/100 (\$40,375.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 7, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1998

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 with the buildings and improvements thereon situate, lying and being on the northeast side of West Circle Avenue in the City of Greenville, County of Greenville, State of South Carolina, and being shown and designated as Lots 57 and 58 on plat of Eastlake prepared by Dalton & Neves, Engineers, dated June, 1928, recorded in the RMC Office for Greenville County, S.C., in Plat Book G at Page 229, and having, according to a more recent survey entitled Property of William C. Mackay and Mary C. Mackay prepared by Piedmont Engineering Service, dated December 3, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of West Circle Avenue at the joint front corner of Lots 56 and 57 and running thence along the line of Lot 56, N. 52-40 E. 219.1 feet to an iron pin; thence S. 45-10 E. 121.12 feet to an iron pin at the joint rear corner of Lots 58 and 59; thence along the line of Lot 58, S. 52-40 W. 235.4 feet to an iron pin on the northeast side of West Circle Avenue; thence along the northeast side of West Circle Avenue N. 37-20 W. 120 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Hubert E. Nolin, Executor of the Estate of the late Mary Catherwood Mackay, to be executed and recorded of even date herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
NOTARY PUBLIC
STAMP
APR 16 1983

which has the address of 117 West Circle Avenue, Greenville
(Street) (City)
S. C. 29607 (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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