

FILED  
GREENVILLE S.C.  
SEP 26 2 25 PM '83  
COMM. R.M.C. SLEY

BOOK 1627 PAGE 127

# MORTGAGE

THIS MORTGAGE is made this 26th day of September, 1983, between the Mortgagor Carlos Durant Anders and Mary Evans Anders (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

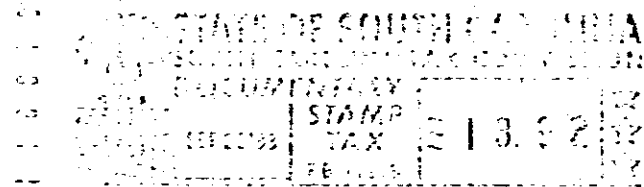
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Four Thousand Eight Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 26, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept. 1, 2008

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 piece, parcel and lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, in the City of Greer, being shown and designated as all of LOT NO. SIX (6) on plat of Wilson Acres, prepared by Clifford C. Jones, Surveyor, dated July 21, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7-X at page 23, reference to said plat hereby pleaded for a more complete description.

This conveyance is subject to all restrictions, easements, rights of way, roadways, set back lines and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor by deed of Riddle Bros. & West Builders, Inc., recorded in the RMC Office for Greenville County on Sept. 26, 1983 in Deed Book 1191, Page 108.



which has the address of Lot 6, Tryon Street, Greer,  
[Street] [City]  
S. C. 29651 (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 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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