

OCT 13 9 24 AM '83

BOOK 1630 PAGE 575

DONNIE S. ... SLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 12 day of October, 1983, between the Mortgagor, Urban M. Sander and Mary Ann Sander (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Drawer F-20, Florence, S.C. 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-SEVEN THOUSAND SEVEN HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 12, 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 November 1, 2013.

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 lying, situate and being in the State of South Carolina, County of Greenville, shown as Lot 83 on plat of Devenger Place, Section 2, recorded in Plat Book 5D at Page 8 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Paddock Lane, at the joint front corner of Lots 83 and 84 and running thence along the joint line of said lots, N. 64-14 E. 131.6 feet to an iron pin at the rear corner of said lots; thence along the rear line of Lot 83, S. 33-49 E. 82.1 feet to an iron pin on Paddock Lane; thence with said Lane, the following courses and distances: S. 23-41 W. 48 feet to an iron pin; S. 58-17 W. 35.2 feet to an iron pin; thence with the curve, N. 83-29 W. 40 feet to an iron pin; thence N. 49-58 W. 73 feet and N. 41-25 W. 29.3 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Dolores L. Manuel of even date to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA, ON OCTOBER 13, 1983, AT 9:24 AM. BY DONNIE S. SLEY, R.H.C.

which has the address of 100 Paddock Lane 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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