

FILED
GREENVILLE, S.C.
NOV 22 11 35 AM '83
JUDGE W. S. SLEAY
H.M.C.

VOL 1336 PAGE 178

MORTGAGE

THIS MORTGAGE is made this 21st day of November 1983, between the Mortgagor, John W. Sanders, Jr. and Sherree D. Sanders (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL Bank FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One hundred four thousand five hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 21, 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 December 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 _____ State of South Carolina:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot 312 on a plat of Devenger Place Subdivision, Section 14, said plat recorded in the RMC Office for Greenville County in Plat Book 9F, at Page 30 with reference to said plat for metes and bounds.

THIS is the same property conveyed to the mortgagors by deed of Julian Road Developers recorded of even date.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA
ON NOV 22 1983 AT 11:35 AM
BY _____

which has the address of 312 Windward Court 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 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.

600 2
21A01

1326-W-2

1326-W-2