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FILED
GREENVILLE CO. S.C.
JAN 4 2 57 PM '83
DONNIE S. JANKENSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 4th day of January, 1983, between the Mortgagor, Ben E. Sanders (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand Three Hundred Ninety-five and 34/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 4, 1983 (herein "Note"), providing for monthly installments of principal

MAY 20 1983

T. TIMOTHY SULLIVAN, ATTY.

30901 #1298

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
JAN 1983 TAX \$23.15
FG 11218

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of South Carolina

March 3 1983
Witness Dicky Merdow
Ann H. McPherson

Donnie S. Jankensley

FILED
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MAY 20 10 26 AM '83
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R.M.C.

which has the address of Lot 55 Gilderbrook Road Greenville (City)
S. C. 29615 (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.

SOUTH CAROLINA — 1-6 (Form 6-75) — FNMA/FHLMC UNIFORM INSTRUMENT (with amendments adding Para. 24)

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