

21 10 45 1979

MORTGAGE

THIS MORTGAGE is made this 23rd day of January, 1979, between the Mortgagor, Jacob D. Anderson and Louise M. Anderson, (herein Borrower), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-seven Thousand Nine Hundred Fifty and no/100 (\$37,950.00) dollars, which indebtedness is evidenced by Borrower's note dated January 23, 1979, (herein Note) providing for monthly installments of principal and interest, with the balance of the indebtedness due on or prior to and payable on February 1, 2009.

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, together with all buildings and improvements located thereon, in Greenville County, in the Town of Simpsonville, State of South Carolina, on the northeastern side of Menlo Drive, being shown and designated as Lot No. 116 on a plat of BRENTWOOD Subdivision, Section 111, made by Piedmont Engineers, Architects, and Planners, dated November 13, 1973, recorded in the REC office for Greenville County in Plat Book 4-5 at Page 42, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Menlo Drive, point front corner of Lots 116 and 117 and running thence S. 37-47 W. 144.4 feet to an iron pin; thence N. 27-33 W. 129.07 feet to an iron pin; thence N. 70-38 E. 159.16 feet to an iron pin on Menlo Drive; thence along Menlo Drive, S. 25-03 E. 105.0 feet to an iron pin, point of beginning.

This is the same property conveyed to the parties hereto by deed of James A. McAllister, Jr., and Louise M. McAllister dated January 23, 1979, recorded in Book 1035 at Page 213 in January 24, 1979.

[Handwritten signatures and stamps]
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which has the address of 204 Menlo Drive, Greenville, South Carolina, (herein Property Address).

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 fee simple 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, covenants 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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