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GREENVILLE CO. S. C.

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# MORTGAGE

VOL 1468 PAGE 511

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 1st day of June 1979, between the Mortgagor, RONALD J. ANDERSON and EVELYN M. ANDERSON (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

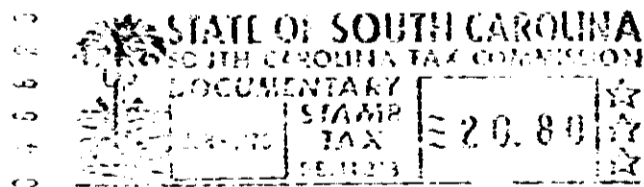
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-TWO THOUSAND AND NO/100 (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 with the buildings and improvements thereon lying and being on the southerly side of East Woodburn Drive near the City of Greenville, S.C., and being known and designated as Lot No. 73 on plat of Seven Oaks, as recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 4R, at Page 6, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of East Woodburn Drive said pin being the joint front corner of Lots 72 and 73 and running thence with the common line of said lots S. 22-41 E. 156.9-feet to an iron pin the joint rear corner of Lots 72 and 73; thence S. 71-33 W. 112.8-feet to an iron pin in line of Lot 52; thence with line of Lot 52 N. 22-30 W. 20-feet to an iron pin; thence N. 8-26 W. 13.8-feet to an iron pin on the southerly side of East Woodburn Drive; thence with the southerly side of East Woodburn Drive N. 66-44 E. 80-feet to an iron pin the point of beginning.

This being the same property conveyed to the mortgagors by deed of Kenneth I. Bozeman and Sue P. Bozeman being recorded herewith; and being conveyed to Kenneth I. Bozeman and Sue P. Bozeman by deed of James E. Russell, Jr. and Beverly E. Russell as recorded in the R.M.C. Office for Greenville County in Deed Book 1058, at Page 106 on June 1, 1977.



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which has the address of 4 E. Woodburn Drive Greenville, S.C. (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 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.

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