

RECORDED
1982 JUN 21 3 10 PM '82
SOUTH CAROLINA
RECORDED

BOOK 79 1024
PAGE 1573 CASE 268

SANDERSLEY MORTGAGE

THIS MORTGAGE is made this 21st day of June, 1982, between the Mortgagor, Ben E. Sanders, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 One Hundred Seven Thousand and No/100 (\$107,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 21, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on Enterprises, Inc. of even date to be recorded herewith.

FEB 14 1983
200951

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S.C. State St. First Federal
Savings and Loan Association of S.C.
Levy W. Peay
Feb 8 1983
Witness *John Wilford*

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SOUTH CAROLINA
RECORDED

John G. Charles, Attorney
Annalyn S. Salyer
Simpsonville, S.C.

which has the address of Lot 1, Plantation Drive, Simpsonville, SC 29631 (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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