

FILED  
GREENVILLE S.C.  
SEP 29 10 35 AM '83

# MORTGAGE

BOOK 1627 PAGE 962  
BOOK 86 PAGE 1314

THIS MORTGAGE is made this 28th day of September, 1983, 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 Twenty-five Thousand Fifty-four and 04/100 Dollars, which indebtedness is evidenced by Borrower's NOTE (herein "Note"), providing for monthly installments of principal formerly of Bobbie Jean and Joe R. Garrett, on south by lands now or formerly of Mrs. Florrie E. Greer.

This is the same property conveyed to Ben E. Sanders by Thomas Calvin Kellett, et ux, by deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1137 at page 563 on November 19, 1980. **6838**

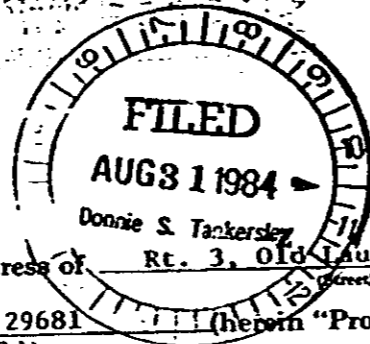
PAID SATISFIED AND CANCELLED...  
First Federal Savings and Loan Association of South Carolina

*Vicki A. Crenshaw*  
Asst. Manager, Loans Dept.

8/27, 1984

Witness *Lisa Brown*

*April D. McKee*



which has the address of RT. 3, Old Laurens Road, Frontage Road, Simpsonville,  
South Carolina 29681 (herein "Property Address"); *Donnie S. Tankersley*

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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