BOOK 1091 PAGE 614

MAY 7 11 21 AM 1988

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

T-1485
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

PAUL S. BURNS and NANCY G. BURNS

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Twelve Thousand Five Hundred and no/100 ---------- ($12,500.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate therein specified in installments of Eighty Six and 37/100 ($86.37) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville, being Lot #1 and the Eastern 20 feet of Lot #2 as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book PP, Page 175, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southerly side of Yown Road which iron pin is 20 feet West of the joint front corner of lots 1 and 2 and running thence a line through Lot 2, S. 4-50 E., 250 feet to a point; thence N. 85-10 E., 86.7 feet to an iron pin; thence N. 1-56 W., 250 feet to an iron pin on the southerly side of Yown Road; thence with said road, S. 85-10 W., 100 feet to the point of beginning.

SATISFIED AND CANCELLED OF RECORD
18th DAY OF July 1988
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:22 O'CLOCK P M. NO. 2864

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 109 PAGE 136