

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:**MORTGAGE**
Of Real Estate

TO ALL WHOM THESE PRESENTS-MAY CONCERN:

W. L. BURGER

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

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by

reference, in the sum of Eighteen Thousand and No/100 -----DOLLARS (\$18,000.00), with interest thereon from date at the rate of Seven and Nine-Tenths per centum per annum, said principal and interest to be paid as therein stated, and (7.9)

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

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

October 1, 1994

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 2 on a Plat of Barwood Subdivision, recorded in Plat Book "000," Page 33, in the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the northwest side of Staunton Bridge Road, joint front corner of Lots numbers 1 and 2; thence with the joint line of said lines (Center line of Duke Power Company Right-of-Way), N. 31-31 W. 180.09 feet to an iron pin, corner of Lot No. 3; thence with the line of said lot, S. 60-06 W. 149.3 feet to an iron pin on the northeast side of Barwood Circle; thence with the northeast side of said Circle, S. 31-31 E. 155 feet to an iron pin; thence with the curve of said Street as it intersects with Staunton Bridge Road, the chord of which is S. 76-05 E. 33.8 feet to an iron pin on the northwest side of said Road; N. 53-18 E. 25 feet to a point; thence continuing N. 62-10 E. 100 feet to the beginning corner.

This is the same property conveyed to Mortgagor by deed of Carolina Rentals, Inc., dated July 2, 1969 to be recorded in the R. M. C. Office for Greenville County of even date herewith.

Interest rate is subject to escalation provision as set forth in Note.

ACKNOWLEDGED:

W L Burger
Neoma K. Burger

For Modification Agreement to the Mortgagee W. L. Burger 11/18/94