

FILED
GREENVILLE CO. S. C.

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BONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1388 PAGE 535

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE is made this 3rd day of February 1977, between the Mortgagor, A.G. & Mattie L. Burnett (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

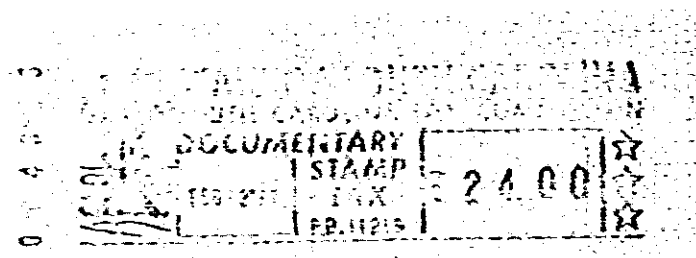
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty thousands & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 3rd, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, February, 1987

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: Chick Springs Township, in the City Limits of Greer, S.C. on the South side of U.S. Super Highway No. 29, and being more specifically shown and designated on a survey entitled "Property of Nancy W. Finley", dated March 15, 1952, by H. S. Brockman, Surveyor, and having, according to said plat, the following:

BEGINNING at an iron pin on the right of way, south side of Highway No. 29, joint front corner with Atlantic Oil Company lot, and running thence along and with said right of way, N. 85-01 W. 100 feet to an iron pin; thence S. 4-59 W. 196.3 feet to an iron pin on 20 foot alley from North Main Street; thence S. 79-24 E. 100.5 feet; thence N. 4-59 E. 205.35 feet to the point of beginning.

Subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor by deed of Fred L. Crow, recorded JUNE 14, 1971, in RMC Office in Deed Book 918 at page 3.



which has the address of 305 Jade Hampton Blvd., Greer, S.C. 29651 (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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