

Loan 9526

BOOK 1425 PAGE 112

MORTGAGE

THIS MORTGAGE is made this 22nd day of February 19. 78., between the Mortgagor **Fontanelle Austin Burdette** (herein "Borrower"), and the Mortgagee, **WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Twenty-Three Thousand One Hundred & no/100 (\$23,100.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **February 22, 1978** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **February 1, 2003**.

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: **All that piece, parcel or lot of land lying, being and situate on the southwest side of Ponderosa Drive about 1½ miles east of the town of Simpsonville, in Greenville County, South Carolina, containing One and 20/100 (1.20) acres, more or less, and having the following courses and distances, to-wit: Beginning at an Iron Pin on the southwest side of said drive and running thence S.67-30 W.290 feet to an Iron Pin, thence N.31-49 W.235 feet to an Iron Pin, thence N.80-20 E.242.8 feet to an Iron Pin on the southwest side of Ponderosa Drive, thence with the southwest side of Ponderosa Drive S.49-40 E.200 feet to the beginning point. This being the same property which was conveyed to mortgagor herein by Wilton W. Mayfield by deed recorded in the R. M. C. Office for said County on Oct. 31, 1977 in Deed Book 1067, page 575. For a more particular description see plat prepared for Wilton W. Mayfield by C. O. Riddle, Reg. L. S. dated Oct. 7, 1977 and which plat has been recorded in said office.**

which has the address of **Ponderosa Drive** **Simpsonville**
[Street] [City]
S. C. **29681** (herein "Property Address");
[State and Zip Code]

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 seised 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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OCTO 2 MAR 6 78 1142

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