

Mortgagee's Mailing Address: P. O. Box 969, Greenville, South Carolina 29651

GREENVILLE CO. S. C.

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MAY 1 2 53 PM '79

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 1st day of May, 1979, between the Mortgagor, James W. Burgess and Betty W. Burgess

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

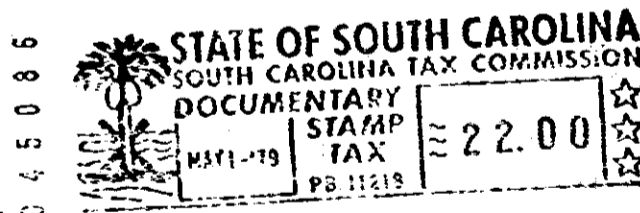
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009;

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 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, lying on the southeastern side of Castlewood Drive, being shown as Lot 51 on plat entitled "Final Plat Revised Map No. 2 Foxcroft, Section II", recorded in the RMC Office for Greenville County in Plat Book 4-N at Pages 36 and 37 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Castlewood Drive, joint front corner of Lots 51 and 52 and running thence with the common line of said lots, S. 65-36 E. 165 feet to an iron pin, joint rear corner of Lots 51 and 52; thence S. 26-21 W. 106.8 feet to an iron pin, joint rear corner of Lots 50 and 51; thence with the common line of said lots, N. 74-14 W. 150 feet to an iron pin on the southeastern side of Castlewood Drive; thence with the southeastern side of Castlewood Drive, N. 15-46 E. 43.8 feet to an iron pin; thence continuing with the southeastern side of said drive, N. 20-05 E. 86.2 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of Florence P. West, of even date, to be recorded herewith.



which has the address of 107 Castlewood, Greenville (City)
S. C. 29615 (State and Zip Code) (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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