

GREENVILLE CO. S. C.
FILED
SEP 19 4 10 PM '79
DONALD BANKERSLEY
R.H.C.

MORTGAGE

BOOK 1481 PAGE 282

THIS MORTGAGE is made this 17 day of September 19 79, between the Mortgagor, Robert L. and Rita P. Burns (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

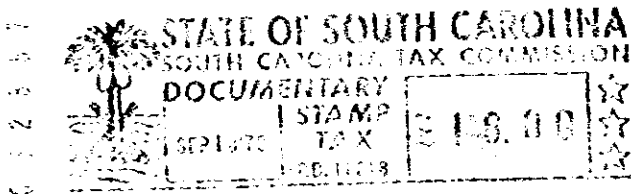
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100-- Dollars, which indebtedness is evidenced by Borrower's note dated September 17, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 piece, parcel or tract of land lying situate in the County of Greenville, State of South Carolina, containing five (5.0) acres, more or less, as shown on a plat of the property by James L. Strickland, RLS, dated May 12, 1979, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Hunter Road 1,341 feet from the intersection of Howard Drive and running thence S. 13-36 W., 590.4 feet to an iron pin; thence S. 69-41 E., 327.2 feet to an iron pin; thence N. 18-29 E., 643.7 feet to a nail and cap in the center of said Hunter Road; thence along center line of said road N. 77-56 W., 314.5 feet to an old iron pin; thence with the center line of said road N. 80-20 W., 65.5 feet to the point of beginning.

This is the identical property conveyed to the mortgagor RLB by deed of Frank T. Hipps and William G. Hipps as recorded in the RMC Office for Greenville County in Deed Book 1104, Page 900, recorded June 15, 1979, and the identical property conveyed to the mortgagor RPB by deed of Robert L. Burns to be recorded on even date herewith.



which has the address of Route # 2, Hunter Road, Simpsonville,
[Street] [City]
South Carolina 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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