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BOOK 1481 PAGE 290

MORTGAGE

THIS MORTGAGE is made this 19th day of September, 1979, between the Mortgagor, Lewis Carter Burwell, III and Judith W. Burwell (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and 00/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 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 October 1, 2009;

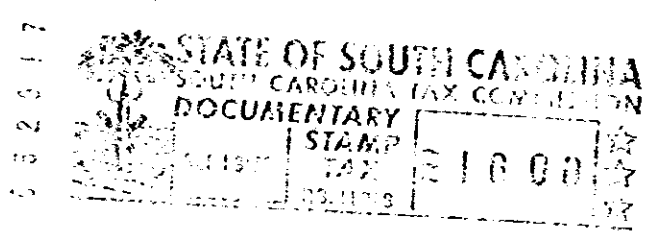
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land situate, lying and being in Greenville County, South Carolina, being shown and designated as lot no. 6 of Addition to Westcliffe Sub-division, Section II, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4F at Page 32, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Saluda Lake Road at the joint front corner of Lots 5 and 6 and running thence with the common line of said lot S 59-41 E 174.3 feet to an iron pin; thence S 36-13 W. 99.6 feet to an iron pin; thence S 76-58 W 152.2 feet to an iron pin on Saluda Lake Road; thence with Saluda Lake Road N 6-45 E. 62.7 feet to an iron pin; thence N 11-01 E 50 feet to an iron pin; thence N 20-33 E 65 feet to an iron pin; thence N 29-07 E 35 feet to the point of beginning.

This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights-of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This is the same property conveyed to grantor and grantee by deed of Beattie Huff Builders, Inc. dated March 16, 1973, and recorded in the RMC Office for Greenville County in Deed Book 970 at Page 287 and by deed of R. Marshall Smith, Jr., dated May 3, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1081 at p. 852.



which has the address of 6 Saluda Lake Road, Greenville, South Carolina, 29611, (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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