

101 E. Washington Street
Greenville, S. C.

1498 625

FILED
GREENVILLE CO. S. C.
OCT 31 4 25 PM '79
DONNIE S. TANKERSLEY

MORTGAGE

THIS MORTGAGE is made this 31st day of October 1979, between the Mortgagor, Perry E. Burton and Eugenia H. Burton (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

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WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Three Thousand Eight Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 November 1, 2009

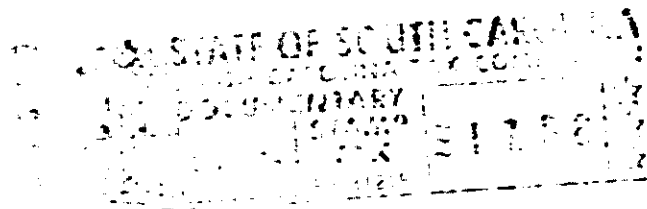
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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

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State of South Carolina:
All that piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the westerly side of Rainwood Drive, in the Town of Simpsonville, State of South Carolina, being known and designated as Lot 27 on a plat of Section I, Powderhorn, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4X, at page 95, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Rainwood Drive, said pin being the joint front corner of Lots 26 and 27, and running thence with the common line of said lots, N. 88-30 W., 150 feet to an iron pin at the joint rear corner of Lots 26 and 27; thence N. 4-06 E., 76.88 feet to an iron pin at the joint rear corner of Lots 27 and 28; thence with the common line of said lots, S. 89-07 E., 150 feet to an iron pin on the westerly side of Rainwood Drive; thence with the westerly side of Rainwood Drive, S. 3-59 W., 78.5 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of American Service Corporation of S. C., to be recorded herewith.



which has the address of Rainwood Drive Simpsonville (Street) (City) South Carolina (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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