

101 E. Washington Street
Greenville, S. C.

MORTGAGE

1486 PAGE 629

GREENVILLE, S. C.
FILED
OCT 31 4 26 PM '79

THIS MORTGAGE is made this 31st day of October
1979 between the Mortgagors, 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").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand 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 _____
State of South Carolina:

All that piece, parcel or lot of land with the buildings and improvements
located thereon, lying and being on the southerly side of Lexington
Court, in the Town of Simpsonville, State of South Carolina, being known
and designated as Lot No. 118 on a plat of Section III, Powderhorn,
as recorded in the RMC Office for Greenville County, South Carolina, in
Plat Book 7C, at page 59, and having, according to said plat, the
following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Lexington Court, said
pin being the joint front corner of Lots 117 and 118, and running thence
with the southerly side of Lexington Court S. 77-21 E., 40 feet to an
iron pin; thence continuing with said Court, S. 84-15 E., 24.95 feet to
an iron pin; thence S. 7-48 E., 236.1 feet to an iron pin; thence N. 53-
00 W., 174.27 feet to an iron pin at the joint rear corner of Lots 117
and 118; thence with the common line of said lots, N. 17-08 E., 146.8
feet to an iron pin, the 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.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
I, _____, Clerk of Court, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this _____ day of _____, 1979.

which has the address of Lexington Court 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 improve-
ments 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.

RECORDED
OCT 31 1979

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