

FILED  
GREENVILLE CO. S. C.  
SEP 2 1 29 PM '80  
DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 2nd day of September, 1980, between the Mortgagor, Donald R. Burton and Shirley H. Burton, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

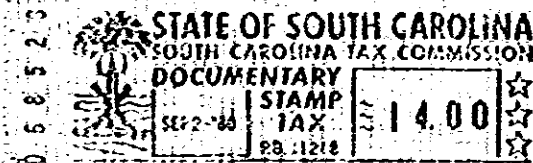
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand & No/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 2, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 2/1/2010.....;

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, (lot number 41) as shown in Plat Book XX at page 5, recorded in the R.M.C. Office for Greenville County, S. C. and on a recent survey by Freeland & Associates, dated August 28, 1980, as property of Donald and Shirley Burton on Borden Circle and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin 411.8 feet plus or minus to Wildrose Lane and running thence with Borden Circle, S. 82-41 W. 43.5 feet; thence continuing N. 81-00 W. 81.1 feet; thence with Lot No. 40, N. 30-51 E. 213.9 feet; thence with Lot 35 and 34, S. 56-35 E. 30.41 feet and S. 75-12 E. 11.4 feet; thence with Lot No. 42, S. 7-37 W. 172.6 feet down the center of a drainage easement to the beginning corner.

This being the same property conveyed unto Donald R. Burton and Shirley H. Burton by deed from Charles W. Butler, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1132 at Page 413 this 2nd day of September, 1980.



which has the address of 8 Borden Circle, Greenville, S. C. 29611, (City)

(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 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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