

GREENVILLE CO. S. C.

JAN 5 10 42 AM '81

W. W. WENNERSLEY  
R.M.C.

# MORTGAGE

BOOK 1529 PAGE 217

THIS MORTGAGE is made this 31st day of December, 1980, between the Mortgagor, Robert L. Burke, Jr. and Mary Jean Burke (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of State of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand and No/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 31, 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 December 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 lot of land in the County and state aforesaid, in Paris Mountain Township, known as Lot No. 5 on plat of property of D. R. Traver, recorded in Plat Book 00 at page 538, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Paris Mountain Road at the corner of other property of D. R. Traver and running thence N. 1-12 W. 115 feet to an iron pin; thence N. 63-43 E. 91 feet to an iron pin; thence S. 59-58 E. 138.3 feet to an iron pin; thence S. 20-52 W. 152 feet to an iron pin; thence along the northern side of said road, N. 69-08 W. 155 feet to the point of BEGINNING.

This being the same property conveyed to Mortgagor by deed from Ruby Bridges Eison, now Ruby Bridges Shelton and Virginia Kimberly Eison dated December 31, 1980 to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA  
IN THE COUNTY OF GREENVILLE  
DOCUMENTARY STAMP  
\$ 0 7 2 0  
JAN 10 1981

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which has the address of Altamont Road Greenville, S.C. (herein "Property Address");  
(Street) (City)  
(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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