

FILED
GREENVILLE, S. C.
FEB 2 2 55 PM '81
DONNIE S. TANKERSLEY
R.M.C.

FIRST FEDERAL
P. O. BOX 408
GREENVILLE, S. C. 29602

200 1531 433

MORTGAGE

THIS MORTGAGE is made this 29th day of January,
1981, between the Mortgagor, Paul W. Burnett, Sr.
(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 \$11,650.00
Dollars, which indebtedness is evidenced by Borrower's
note dated January 29, 1981, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Feb. 1, 1991
.....;

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter
constructed thereon, situate, lying and being in the State of South Carolina, County of
Greenville, Greenville Township, being known and designated as a part of Lot No. 85 as
shown on plat of City View Annex, said plat being recorded in the RMC Office for Greenville
County in Plat Book "G" at Page 155, and according to a recent survey for T. C. Adams,
Engineer, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Marion Road, the point of beginning being
the joint front corner of Lots Nos. 84 and 85, and being 1124 feet to Crain Avenue, and
running thence in a new line through Lot No. 85, S. 16-30 E., 145.6 feet to an iron pin
in the branch; thence with the branch as the line S. 81-30 W., 77.5 feet to an iron pin;
thence N. 16-30 W., 112.2 feet to an iron pin in Marion Road; thence with Marion Road N.
71-30 E., 70 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of North American Acceptance
Corporation and recorded in the RMC office for Greenville County on June 8, 1976 in Deed
Book 1037 at Page 625.

This is First mortgage second to none.

which has the address of 127 West Marion Road, Greenville
(Street) (City)
South Carolina 29611 (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 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.

SOUTH CAROLINA — 1 to 4 Family — 6 75 — FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 20)

GCTD

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