



MORTGAGE

THIS MORTGAGE is made this 31st day of MARCH 19 81 between the Mortgagor, JAMES C. BURDETT AND DEBRA C. BURDETT

(herein "Borrower"), and the Mortgagee, AMERICAN 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 FIFTEEN THOUSAND FOUR HUNDRED SIXTY-THREE AND 44/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 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 May 1, 1984

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, together with all buildings and improvements, situate, lying and being on the northwestern side of Loraine Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 2 on a plat of a revised map of Tract 58, 59, and 60 of Meadowbrook Farms, made by C. O. Riddle, Surveyor, dated March 1961, recorded in the RMC Office for Greenville County, South Carolina, in plat book VV, page 51, reference to which is hereby craved for the metes and bounds thereof, said lot being 95 feet wide and 175 feet deep.

The above property is the same conveyed to the grantees herein by deed of Clarence Rudolph Timmons recorded in Deed Book 717 at page 195 on February 25, 1963, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees herein agree and assume to pay Greenville County property taxes for the year 1977 and subsequent years.

This is the same property conveyed by James Alvin Cantrell, dated 4/22/77, recorded 4/25/77 in volume 1055, page 220 of the RMC Office for Greenville County, SC.

which has the address of 2 LORRIANE DRIVE TRAVELERS REST (City) SC 29690 (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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