

GR: F. EC
S. C.
MAY 10 10 52 AM '81
S. C. H. C. BURNERSLEY

200: 1540 231: 555

MORTGAGE

THIS MORTGAGE is made this 6th day of May, 1981, between the Mortgagor, Douglas R. Burns and Cynthia G. Burns, (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 Eighteen Thousand Five Hundred and no/100 (\$18,500) Dollars, which indebtedness is evidenced by Borrower's note dated May 6, 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 June 1, 1996;

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 situate, lying and being in or near the County of Greenville, State of South Carolina, and being more particularly described as Part Lot 10 on plat of property entitled "Property of Douglas R. Burns and Cynthia G. Burns" recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 7-R, Page 47, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of Part Lot 10 and Lot 11 on the east side of Razor Drive at a point 436.4 feet in a southerly direction from the southeast corner of the intersection of Razor Drive and Woodland Drive and thence along the east side of Razor Drive S. 18-43 W., 70 feet to an iron pin; thence S. 73-32 E., 199.55 feet to an iron pin; thence N. 18-58 E., 76 feet to an iron pin; thence along the line of Lot 11 N. 74-35 W., 200 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Robert L. Martin dated October 10, 1979 and recorded October 10, 1979 in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 1113, Page 384.

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA
MAY 10 1981
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which has the address of 138A Razor Drive, Greenville, South Carolina 29609 (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 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.

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