



MORTGAGE

BOOK 1577 PAGE 791

THIS MORTGAGE is made this 4th day of August 1982 between the Mortgagor, S. John W. Burriss, Sr. and Peggy M. Burriss (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Three Thousand and no/100 (\$3,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated Aug. 4, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1985

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: 1. ALL that certain piece, parcel or lot of land in Dunklin Township, on the Southwestern side of Holliday's Dam Road, containing one acre and having the following metes and bounds according to a plat of property "Conveyed to Mrs. Anna Darby Smith from L. C. Coker" prepared by Thomas J. Leslie, Reg. Surveyor, on November 9, 1949, BEGINNING at a point in the center of Holliday's Dam Road and running thence S. 63 1/2 W. 210 feet to a stake; thence N. 26 1/2 W 210 feet to a stake; thence N. 63 1/2 E. 210 feet to the center of said road; thence along the center of said road S. 26 1/2 E. 210 feet to the point of beginning and being the same property described in a deed from Lena C. Darby to Anna Dorsey Darby Smith dated September 28, 1966, and recorded in the RMC Office for Greenville County, in Deed Book 807, at Page 190. This being the identical property conveyed to the mortgagors by deed of Walter J. Tollison and Wanda R. Tollison to be recorded simultaneously herewith.

2.) ALSO: All that piece, parcel or lot of land situate, lying and being in Dunklin Township, Greenville County, S. C., containing 21 acres, more or less, and being more fully described, according to a plat recorded in the RMC Office for Greenville County, in Plat Book C, at Page 134, as follows: BEGINNING at a stake in the Eastern edge of a road that leads from Holliday Bridge to Pelzer and running thence along a line of land of Mrs. Sally Rhodes, N. 54 1/2 E. 29.81 chains to a stake 3xmn; thence along a line of land of Reuben Dawkins, N. 1 1/4 E 8.08 chains to a stake 3xo; thence along a line of land of Miss Ann Jordan, S. 46 1/2 E. 3.07 chains to a stone 3xo; thence along a line of land of Miss Ann Jordan, S. 51 1/2 W. 29.13 chains to a stake 3xo on the Eastern side of road from Holliday Bridge to Pelzer; thence along said road S. 31 E. 6.10 chains to the beginning corner. This being the same property conveyed to John W. Burriss, Sr. by Anna Darby Rhodes and Caskell King Rhodes, recorded in Book 985, at Page 759 in the RMC Office for Greenville County.

which has the address of Route 3, Belton, S. C. 29627 (Street) (City) (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 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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