

FILED
GREENVILLE CO. S. C.

BOOK 1597 PAGE 315

MAR 9 1 42 PM '83

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 8th day of March, 1983, between the Mortgagor, Lester H. Burgess and Bobbie Jean Burgess, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

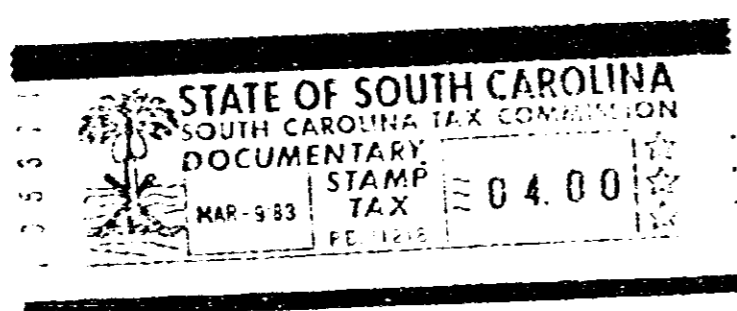
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and 00/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 8, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1993.

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 parcel or tract of land in Highland Township of Greenville County, South Carolina, located about nine miles north of the City of Greer and near the new Skyland School, lying between Jordan Road and State Highway No. 14, and being a portion of the property shown on a plat made for Melvin W. Bailey by John A. Simmons, Surveyor; dated May 26, 1961, and having the following courses and distances:

BEGINNING at an iron pin 25 feet from the center of Highway No. 14, and running thence N. 23-11 E 760.5 feet to an iron pin on the line of Crawford Mills, thence N 60-11 W. 260 feet to a point in center of said highway, thence S. 6-49 W. 832 feet along the center of Highway No. 14 to a point in said highway, thence S 84-14 E. 25 feet to the point of beginning and containing 2.7 acres, more or less.

This being the same property as conveyed to Lester H. and Bobbie Jean Burgess by deed of Ben Walls recorded in deed book 974, Page 265, dated May 10, 1973, recorded in R.M.C. Office for Greenville County.



which has the address of Route 2, Greer,
(Street) (City)
S.C. 29651 (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, cements, 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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