

AUG 2 8 36 AM '83
DONNIE R M L MOLEY

1983

MORTGAGE

THIS MORTGAGE is made this 29th day of July, 1983, between the Mortgagor, A. G. Burnett and Mattie L. Burnett, (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 Sixty thousand twenty-eight and 28/100 (60,028.28) Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 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 July, 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 lot of land located in the State of South Carolina, County of Greenville, Chick Springs Township, in the City Limits of Greer, S. C. on the South side of U. S. Super Highway No. 29, and being more specifically shown and designated on a survey entitled "Property of Mrs. Nancy W. Finley", dated March 15, 1952, by H. S. Brockman, Surveyor, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right-of-way, south side of Highway No. 29, joint front corner with Atlantic Oil Company lot, and running thence along and with said right-of-way N. S5-01 W. 100 feet to an iron pin; thence S. 4-59 W. 196.3 feet to an iron pin on 20 foot alley from North Main Street; thence S. 79-24 E. 100.5 feet; thence N. 4-59 E. 205.35 feet to the point of beginning.

DERIVATION: See Deed of Fred L. Crow to A. G. Burnett and Mattie L. Burnett, recorded in the R.M.C. Office for Greenville County in Book 918, Page , Dated June 14, 1971.

This is a Second Mortgage and is junior in lein to None.

which has the address of 104 West Wade Hampton Boulevard, Greer, S. C. 29651,
(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 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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