



MORTGAGE

1983-10-156

THIS MORTGAGE is made this 5th day of August 1983, between the Mortgagor, Lucile M. Burton (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 25,122.18 which indebtedness is evidenced by Borrower's note dated August 5, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 15, 1988.

TO SECURE to Lender 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, 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 in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, State and County aforesaid,

BEGINNING at an iron pin on the East Side of Clover, Dale Lane, the iron pin being common to Lots 29 and 28, thence N. 23-58 W., 60 feet, along Clover Dale Lane to an iron pin at the joint corner of Lots 28 and 27, thence, N. 66-02 E., 142.2 Feet along the line of Division of Lots 28 and 27 to an iron pin; thence, S. 21-13 E., 60 Feet to an iron pin at the joint corner of Lots 28 and 29; thence, S. 66-02 W., 139.6 feet along the line of Division of Lots 28 and 29 to the point of Beginning.

This is the same property conveyed to grantor by deed of E. L. McPherson, M. D. dated April 7, 1955, and recorded in the RMC Office of said County and State April 25, 1953 in Volume 524. Page 17.

This property is known and designated as Lot Number 28 in the sub-Division of "Greenacre Dale" as shown on a plat by C. C. Jones, C. E., dated June 1952, and recorded in plat Book HH Page 89, in the office of the Register of Mesne Conveyances, Greenville County, Greenville, South Carolina, being more particularly described.

which has the address of 19 Cloverdale Lane, Greenville South Carolina 29607 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note
- 2. Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum therein "Funds" equal to one twelfth of the yearly taxes and assessments (including condominium and

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