

FILED
GREENVILLE S.C.

MORTGAGE

1028 4328

SEP 30 11 36 AM '83

THIS MORTGAGE is made this 30th day of September 1983, between the Mortgagor, Victor S. Burritt and Joan F. Burritt (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is PO. Drawer F-20, Florence, SC. 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Five Thousand and no/100 (\$85,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 30, 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 October 1, 2013;

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 certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot #587, Sugar Creek, Sub-division, Section Three, Map 1, the plat of which was recorded in the Office of Greenville County, South Carolina in Plat Book 9F at Page 35 and being further shown on a plat entitled "Survey for Victor S. Burritt and Joan F. Burritt" dated September 28, 1983 prepared by W. R. Williams, Jr., Engineers/Surveyor, PE & LS recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 9X at Page 94 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin old along the cul-de-sac of Sugarfield Court joint front corner of Lot 588 and running along the line of Lot 588 N. 65-27 W. 148.07 feet to an iron pin new; thence running along the line of Sugar Creek - Section one N. 53-14 E. 200.76 feet to an iron pin old joint rear corner of Lot 586; thence running along the line of Lot 586 S. 5-27 E. 153.36 feet to an iron pin old along the cul-de-sac of Sugarfield Court; thence running along the radius of the cul-de-sac of Sugarfield Court the Court of which is S. 54-33 W. 50.0 feet to an iron pin old, to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc. dated September 28, 1983 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Volume 1197 at Page 476 on September 30, 1983.

which has the address of 107 Sugarfield Court Greenville, South Carolina 29651 (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 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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