

FILED  
GREENVILLE CO. S.C.  
NOV 13 14 1983  
DUNN R.M.C.

1631 100

# ADJUSTABLE MORTGAGE

THIS MORTGAGE is made this Third day of November, 1983, between the Mortgagor, MICHAEL G. BURTON AND SHARON E. 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 SEVENTY-SEVEN THOUSAND AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 2013, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 piece, parcel or tract of land, containing .947 acres, more or less, situate, lying and being on the southeastern side of Bennett Street, in the County of Greenville, City of Greenville, designated as Lots 51, 53, 55, 57 and a portion of 54, as shown on plat recorded in the RMC Office for Greenville County in plat book K at page 277, and also shown on a more recent plat entitled "Survey for Michael G. Burton and Sharon G. Burton" dated October 31, 1983, prepared by Freeland & Associates, recorded in the RMC Office of Greenville County in plat book N.O at page 83, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern edge of the right of way of Bennett Street, which iron pin is located 175 feet in a southwesterly direction from the southeastern corner of the intersection of Stone Avenue and Bennett Street and running thence S. 71-52-31 E., 180.52 feet to an iron pin; thence turning and running S. 20-37-08 W., 55.08 feet to an iron pin; thence turning and running S. 71-40-39 E., 30.0 feet to an iron pin; thence turning and running S. 20-28-51 W., 55.18 feet to an old mark in a wall; thence turning and running N. 71-40-39 W., 30.0 feet to an iron pin; thence turning and running S. 20-43-22 W., 109.79 feet to an iron pin; thence turning and running N. 71-48-36 W., 177.02 feet to an iron pin on Bennett Street; thence turning and running with Bennett Street, N. 20-30-11 E., 219.83 feet to an iron pin, being the point of beginning.

Being the identical property conveyed to the mortgagors by deed of J.P. Stevens & Co., Inc., to be recorded of even date herewith.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
NOV 13 1983  
STAMP  
\$ 30.00

which has the address of 110 Bennett Street, Greenville, South Carolina  
[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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