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GREENVILLE, S.C.
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JUNIOR W. WINSLEY
R.M.C.

MORTGAGE

VOL 1546 PAGE 489

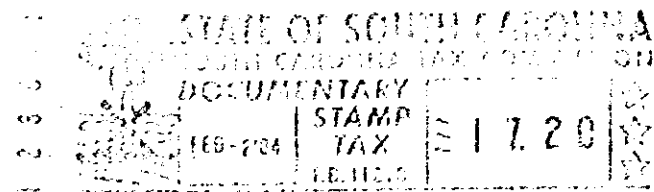
THIS MORTGAGE is made this 1st day of February, 1984, between the Mortgagor, Ralph W. Burton, Jr. and Barbara J. Burton, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Three Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February 1, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2014.....;

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 in said State and County, being shown and designated as Lot No. 26 on plat of MAPLE HEIGHTS, prepared by H. S. Brockman, dated August 29, 1958, recorded in Plat Book MM at Page 31 and also on a more recent plat entitled, "Property of Riddle Brothers & West Builders, Inc.," by John A. Simmons, Surveyor, dated September 30, 1983, recorded in Plat Book 10-B at Page 49 and having such metes and bounds as appear by reference to said plats. The subject property is located at the southwesterly intersection of Lee Circle and Crest Road.

THIS is the identical property conveyed to the Mortgagors by deed of Riddle Bros. & West, Builders, Inc. to be recorded of even date herewith.



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which has the address of 101 Crest St., Greer, SC 29651,
(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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