

GREENVILLE
FILED
FEB 10 11 05 AM '84
R.M.C. OFFICE
MORTGAGE

THIS MORTGAGE is made this 16th day of February 19. 84., between the Mortgagor James R. Burry and Mary K. Burry (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-five Thousand and No/100 (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 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, 2004

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot Number 3, Cannon Estates, Section II., containing 2.02 acres more or less, according to a plat prepared by Charles K. Dunn and T. Craig Keith, R.L.S., dated February 8, 1979, and being recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 7-C at Page 14, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots 3 and 4, and running thence N. 13-00 W., 273.97 feet to a joint rear corner of Lots 4 and 5; thence continuing with Lot 5, N. 10-59 W., 270.02 feet to the rear corner of Lots 3 and 5; thence with U. S. Government Water Shed Property and according to a joint agreement shown on said plat between James R. Huff and Leroy Cannon in January, 1979, S. 88-55 E., 85.34 feet to the joint rear corner of Lots 2 and 3; thence with the joint line of said lots, S. 23-47 E., 565.22 feet to Garrison Road; thence with said Road, S. 52-44 W., 129.30 feet; thence continuing with said Road S. 62-31 W., 82.48 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Leroy Cannon Realty, Inc., dated February 8, 1984 and recorded herewith.

24021
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
FEDERAL TAX
22.00

which has the address of.... Rt. 4, Garrison Road, Cannon Estates.... Piedmont, (City)
S. C. ...29673..... (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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