

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS James W. Swiger and Vonda D. Swiger

(hereinafter referred to as Mortgagor) is well and truly indebted unto Annette M. Burdette,  
Route 2, Rolling Green Circle, Greenville, South Carolina 29607

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Sixty Thousand and No/100ths ----- Dollars (\$ 60,000.00 ) due and payable per terms of said note

with interest thereon from date ~~XXXXXX~~ to be paid: per terms of said note.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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

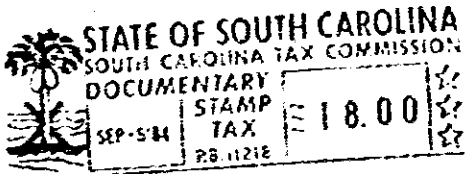
All that lot of land in the State of South Carolina, County of Greenville, Town of Mauldin, being known and designated as Lot No. 81 on a plat of "addition to Knollwood Heights" prepared by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County in Plat Book 4F at Page 17, and having, according to said plat the following metes and bounds, to-wit:

Beginning at a point on the southeastern edge of Devon Drive, at the joint front corner of Lots No. 80 and 81, and running thence S. 47-27 E. 171.3 feet to a point; thence N. 42-33 E. 120 feet to the joint rear corner of Lots No. 81 and 82; thence along a line of Lot No. 82, N. 47-27 W. 172 feet to a point on the southeastern edge of Devon Drive; thence along the southeastern edge of said Drive, S. 42-12 W. 120 feet to the beginning corner.

This being the same property conveyed unto Mortgagors by deed of Annette M. Burdette, formerly Annette M. Nestor executed and recorded in the RMC Office for Greenville County, South Carolina of even date herewith.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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