

FILED
CO. S. C.
SEP 14 11 20 AM '79
JOHN

MORTGAGE

1420 611

THIS MORTGAGE is made this 14th day of September 1979, between the Mortgagors Perry E. Burton and Eugenia H. Burton (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, Greenville, SC, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148, Greenville, SC 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Four Thousand Eight Hundred Ninety-Three and 68/100 (\$34,893.68) Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2006;

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 on the eastern side of Frankfort Court, in the County of Greenville, State of South Carolina, being shown and designated as Lot 16 on a Plat of Section 1, POWDERHORN, recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 95, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Frankfort Court, joint front corner of Lots 16 and 17, and running thence N 61-15 E., 149.90 feet to an iron pin; thence N 31-30 W, 86.4 feet to an iron pin, joint rear corner of Lots 15 and 16; thence with the common line of said Lots, S 55-00 W, 150.0 feet to an iron pin on the eastern side of Frankfort Court; thence with said Frankfort Court, S 31-30 E, 70.0 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgators herein by deed of Gary J. Davis and Shelley K. Davis of even date, to be recorded herewith.

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400A

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
FAX
13.96
SEP 14 1979
RE 11218

which has the address of _____ (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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