

MORTGAGE

GREENVILLE CO. S.C.

BOOK 1515 PAGE 373

SEP 10 4 20 PM '80

THIS MORTGAGE is made this 10 day of September 1980, between the Mortgagor, Donald H. Burdette and Kathy M. Burdette (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S.C. 29360 (herein "Lender").

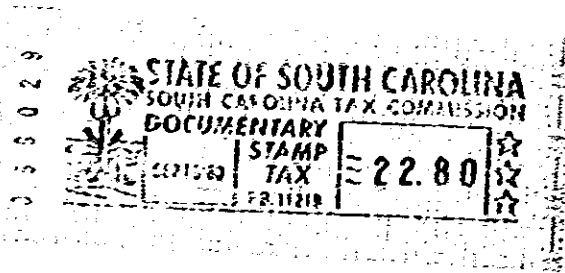
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Six Thousand Nine Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 9, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2010;

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 located, lying and being in the City of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot No. 50 on plat entitled "Section 1, Powderhorn" dated July 26, 1973, most recently revised March 1, 1974, prepared by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County in Plat Book 4X, Page 95 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Canebreak Lane at the joint front corner of Lots 50 and 51 and running thence along the joint line of said Lots S. 39-46 E., 160.0 feet to a point; thence N. 40-41 E., 121.0 feet to a point; thence N. 56-18 W., 160 feet to a point; thence N. 88-52 W., 31.70 feet to a point on the southeastern side of Canebreak Lane; thence running along said Street S. 39-55 W., 75.0 feet to the point and place of beginning.

This is the identical property conveyed to the mortgagors by deed of Kenneth S. and Sally A. McGraw to be recorded on even date herewith.



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which has the address of 201 Canebreak Lane Simpsonville (Street) (City) South Carolina 29681 (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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