

FILED
JUL 13 2 50 PM '84
MORTGAGE

THIS MORTGAGE is made this 5th day of July, 1984, between the Mortgagor, Bruce C. Burnett and Gwen S. Burnett, (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").

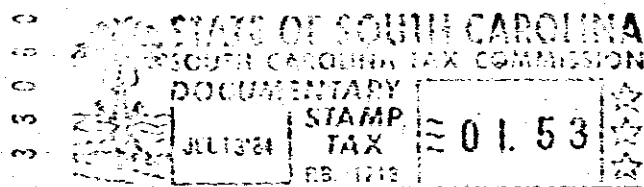
WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand Eighty One Dollars and 04/100--(\$5,081.04)----- Dollars, which indebtedness is evidenced by Borrower's note dated July 5, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 30 1989.....;

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 improvements thereon, situate, lying and being on the northern side of White Oak Drive in Greenville County, South Carolina, and being Lot No. 98 as shown on plat of Pine Brook Forest Subdivision, Section 1, by Charles K. Dunn, Surveyor, as recorded in Plat Book 4X, at Page 48, in the RMC Office for Greenville County, South Carolina. Reference to said plat is hereby craved for the metes and bounds description thereof.

This being the same property conveyed to the mortgagor by deed Nelms Brothers Builders, Inc., and recorded in the RMC Office for Greenville County on March 16, 1981 in Deed Book 1144 at Page 321.

This is a second mortgage and junior in lien to that mortgage executed by First Federal Savings and loan association and recorded in the RMC Office for Greenville County on December 5, 1980 in Mortgage Book 1526 at Page 787.



which has the address of Route 14, Brook Drive Greenville,
(Street) (City)
South Carolina 29607 (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.