

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 16 1984
R.M.C. for G. Co., S.C.

THOMAS E. BURTON
JANET L. BURTON

to

AMERICAN FEDERAL BANK,
FSB

MORTGAGE OF REAL ESTATE

Filed for record in the Office of
the R. M. C. for Greenville
County, S.C. at 2:03 o'clock
P.M. July 16, 1984
and recorded in Real Estate
Mortgage Book 1672
at page 703
R.M.C. for G. Co., S.C.

\$75,000.00
Pt. Tract C

(Space Above This Line For Recording Data)

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on July 16, 1984. The mortgagor is THOMAS E. BURTON and JANET L. BURTON ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB, which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of SEVENTY-FIVE THOUSAND Dollars (U.S. \$ 75,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on August 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel, or lot of land, containing 0.47 acres, more or less, situate, lying and being on the southern side of the Saluda River in Greenville County, South Carolina, being shown and designated as Part of Tract C on a survey entitled "Property of Craig V. McKinney and Sandra C. McKinney", recorded in the RMC Office for Greenville county in Plat Book 7-K, at Page 88, and having, according to a more recent survey dated July 12, 1984, prepared by Carolina Surveying Co., the following metes and bounds:

BEGINNING with an iron pin on the southern side of Saluda River, and running thence with the said River, N 77-48 E, 183.3 feet to an iron pin; thence with the line of Tract B, S 16-12 E, 154.2 feet to an iron pin in the center of a Black Top Drive; thence with the center line of said Drive, S 87-18 W, 48.6 feet to an iron pin; thence continuing with said Drive, N 83-05 W, 100.3 feet to an iron pin; thence N 3-10 W, 28 feet to an iron pin; thence N 45-48 W, 101.4 feet to an iron pin, the point of beginning.

This mortgage is subject to any restrictions, rights of way, or easements that may appear of record, on the recorded Plat(s), or on the premises; specifically to that certain easement for ingress and egress granted in a deed from Joe A. Ivester to Anderson Watts, Jr. and Margaret Ann Watts, recorded in Deed Book 662, Page 355, as shown in Plat Book 7-K, at Page 88. ALSO, the right is reserved by Julian G. Hunt to use a certain 18 foot road and the hard surface road leading from White Horse Road to E. W. Montgomery's Lodge, known as Piney Road, subject to the rights of others to the use of said road; together with the right to the use of the water system situate on the boundary of the property.

This is the same property conveyed to the Mortgagors herein by deed of Craig V. McKinney and Sandra C. McKinney, dated July 16, 1984, to be recorded simultaneously herewith.

which has the address of Route 1, Saluda Lake Road Greenville
[Street] [City]
South Carolina SC 29611 ("Property Address");
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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