

GREENVILLE
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MORTGAGE

BOOK 1613 PAGE 815

THIS MORTGAGE is made this 29th day of June, 19 83, between the Mortgagor, John Burgess (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

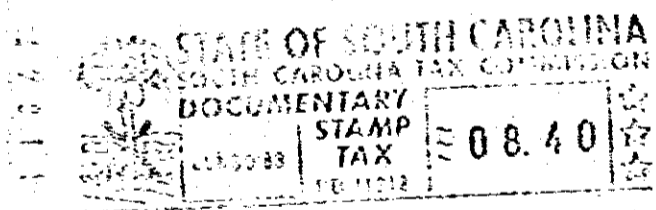
WHEREAS Borrower is indebted to Lender in the principal sum of Twenty-One Thousand and no/100 (\$21,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 5, 1993;

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 all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, containing two (2) lots of land situate at the Southeastern corner of the intersection of E. Welborn Street and Anderson Road, in Greenville Township, being shown as Lots 14 and 15 on a plat of Anderson Street Highlands, recorded in Plat Book J at Page 156, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the Southeastern corner of intersection of Anderson Road and E. Welborn Street, and running thence with E. Welborn Street, S. 47-20 E. 159.7 feet to an iron pin at corner of Lot 17; thence with line of Lot 17, S. 42-40 W. 100 feet to an iron pin at rear corner of Lot 16; thence with line of Lot 16, N. 47-20 W. 153.2 feet to an iron pin on Anderson Road; thence with the Southeastern side of Anderson Road, N. 39-40 E., 100.2 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Charles K. Chandler and Joan Burgess Chandler dated June 29, 1983, and recorded in Deed Book 1191 at Page 430 in the R.M.C. Office for Greenville County on the 29th day of June, 1983.



which has the address of 2005 Anderson Road, Greenville, S. C. 29611 (herein "Property Address");

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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