

FILED  
GREENVILLE, S.C.

VOL 1853 PAGE 194

MAR 22 11 48 AM '84 MORTGAGE

DONNA S. BERSLEY  
R.N.S.

THIS MORTGAGE is made this 16th day of March, 1984, between the Mortgagor, Fred J. Burns

, (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 Thirty Seven Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 16, 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 April 1, 2014

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 in the State of South Carolina, County of Greenville, being known and designated as Lot No. 74 on plat of EASTDALE DEVELOPMENT recorded in the RMC Office for Greenville County in Plat Book YY, Pages 118 and 119 and also as shown on a more recent survey prepared by Freeland and Associates, dated March 15, 1984, entitled "Property of Fred J. Burns" recorded in the RMC Office for Greenville County in Plat Book A-J, Page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Sycamore Drive, joint front corner of Lots 74 and 75 and running thence along the common line of said lots, S 15-00 W 200.0 feet to an iron pin; thence turning and running along a portion of Lot 88 and a portion of Lot 89, N 75-00 W 100.0 feet to an iron pin; thence turning and running along the common line of Lots of 73 and 74, N 15-00 E 200.0 feet to an iron pin on the southern side of Sycamore Drive; thence turning and running along said Sycamore Drive, S 75-00 E 100.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to Fred J. Burns and Nancy H. Burns by deed of Florrie E. Greer recorded in the RMC Office for Greenville County on 7-13-64 in Deed Book 753, Page 4. Thereafter, Nancy H. Burns conveyed her undivided one-half interest in and to subject property to Fred J. Burns by deed to be recorded of even date herewith.

STATE OF SOUTH CAROLINA  
GENERAL REGISTER OF DEEDS  
DOCUMENTARY  
MISC 2264  
STAMP  
TAX \$ 14.80  
FEB 11 1984

which has the address of Lot 74 Sycamore Drive Mauldin, S.C.

29662 (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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