

P. O. Box 817  
Taylors, S. C.

GREENVILLE CO. S. C.

SEP 6 2 25 PM '77 REC 1409 PAGE 142

BONNIE S. TAMMERSLEY

# MORTGAGE

THIS MORTGAGE is made this 3rd day of September, 1977, between the Mortgagor, Bennie Burgess and Isabell Burgess (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Three Thousand Six Hundred and no/100--(\$33,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2007

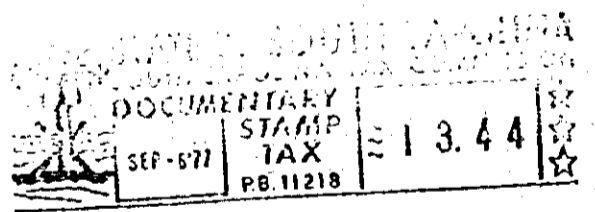
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 \_\_\_\_\_, State of South Carolina:

All that piece, parcel or lot of land, situate, lying and being on the southern side of Lynn Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 24 of a subdivision known as Rosewood Acres, plat of which is recorded in the RMC Office for Greenville County in Plat Book MM, at page 154, and, according to said plat, has the following metes and bounds to wit:

BEGINNING at an iron pin on the southern side of Lynn Drive, at the joint front corner of Lots 24 and 25 and running thence S. 4-50 W., 199.7 feet to an iron pin; running thence N. 85-00 W., 105.8 feet to an iron pin; running thence N. 5-03 E., 199.8 feet to an iron pin on the southern side of Lynn Drive; running thence with the southern side of said Drive, S. 85-55 E., 102 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Helen Clark, of even date, to be recorded herewith.

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which has the address of 108. Lynn Drive, Taylors, S. C. 29687 (herein "Property Address");  
[Street] [City] [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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