

SEP 7 5 03 PM '77

MORTGAGE

DONNIE S. TANKERSLEY
R.H.C.

00920001 7E

THIS MORTGAGE is made this 7th day of September, 1977 between the Mortgagor, Thomas E. Burns and Sandra B. Burns (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 Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 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.

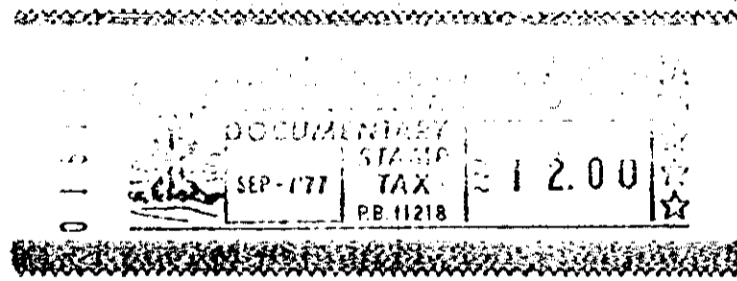
35 C A1

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 of that lot of land in the County of Greenville, State of South Carolina, known as Lot 18 on plat of Grand View Hills, Revised, recorded in the RMC Office for Greenville County in Plat Book WWW, page 52, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sunset Street at the corner of Lot No. 17, and running thence with said Street, S. 40-12 E. 90 feet to an iron pin; thence with said Street, S. 18-10 E. 56.9 feet to an iron pin; thence with said Street, S. 7-37 E. 77.9 feet to an iron pin; thence with said Street, S. 2-30 W. 48.9 feet to an iron pin; thence with the intersection of Sunset Street and Buckhorn Road, S. 49-30 W. 35.7 feet to an iron pin; thence along the northern side of Buckhorn Road, N. 82-54 W. 96 feet to an iron pin; thence N. 9-40 W. 190.8 feet to an iron pin; thence N. 44-E. 97.8 feet to the point of beginning.

This is the same property conveyed to Mortgagors herein by deed from James Steven Allison and Virginia A. Allison, dated September 7, 1977, and recorded in the RMC Office for Greenville County, South Carolina, on September 7, 1977, in Deeds Volume 1064 page 316.



which has the address of Route #5, Sunset Street, Greenville, South Carolina (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.

4328 RV-23