

RILEY & RILEY  
MORTGAGE

THIS MORTGAGE is made this 7th day of March 1978 between the Mortgagor, Alvin E. Burdett, Jr. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest a corporation organized and existing under the laws of whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand, Four Hundred & No/100--(\$30,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 1978 (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 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 and containing 3.0 acres, more or less, as shown on plat entitled "Property of Alvin E. Burdett", dated June, 1974, and revised June 22, 1977 by W. R. Williams, RLS, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the joint corner of Property now or formerly of Crane, Singleton and Alvin E. Burdett and running thence S. 48-30 W. 229.7 feet to an iron pin; thence with property now or formerly of Radford; thence with property line now or formerly of Link, N. 6-02 E. 842 feet to an old iron pin; thence N. 48-30 E. 229.7 feet to a point at creek; thence with property of Alvin E. Burdett, S. 6-02 W. 842 feet to the point of beginning.

THIS being the same property conveyed to Alvin E. Burdett, Jr. by deed of Alvin E. Burdett, dated August 31, 1977, recorded Sept. 1, 1977 in Deed Book 1063, Page 954 in the RMC Office for Greenville, S.C.

A right-of-way for ingress and egress over and across the following described tracts:

ALL that certain piece, parcel or lot of land in the State of south Carolina, County of Greenville, being shown as a triangular area of land on plat of property of Alvin Burdett, prepared by W. R. Williams, Jr., Surveyor, dated June, 1974, with revisions dated June 22, 1977 and October 14, 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, a joint corner with property of Crain and Burdett and running thence S. 28-30 E. 40 feet to an iron pin; thence N. 3-31 E. 55.1 feet to a point; thence S. 48-30 W. 30 feet to the

(continued on attached sheet)  
which has the address of Oakland Avenue, Marietta, South Carolina  
[Street] [City]  
..... (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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