

FILED
GREENVILLE CO. S. C.

MORTGAGE

MAR 21 9 32 AM '78

DONNIE S. TANKS

THIS MORTGAGE made this 19th day of March, 1978, between the Mortgagor, William H. Burr and Hazel S. Burr, formerly Hazel Smith Riddle, (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTEEN THOUSAND AND NO/100 (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 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 July 1, 1997

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: In Chick Springs Township, about two miles south of Greer, near Pleasant Grove Baptist Church, on the southwest side of Mullinax Drive, containing 1 acre, more or less, as shown on a survey entitled "Property of Louis M. Smith" dated December 8, 1975, by Wolfe and Huskey, Surveyors, recorded in Plat Book 5-N, page 145, R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southwest side of Mullinax Drive, joint front corner of J. B. Smith, and running thence with Mullinax Drive S. 44-11 E. 205 feet to an iron pin; thence S. 44-47 W. 222 feet to an iron pin; thence N. 39-50 W. 205 feet to an old iron pin; thence N. 44-32 E. 206.5 feet to the point of beginning.

This being the same property conveyed to mortgagors by deed of Louise M. Smith and Vickie B. Smith dated July 28, 1977, and recorded August 1, 1977, in Deed Book 1061, page 553, R.M.C. Office for Greenville County.

ALSO: All that certain parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, about two miles south of Greer, near Pleasant Grove Baptist Church, on the southwest side of the junction of Mullinax Drive with Suber Road, being shown as containing 1.07 acres on a plat of property prepared for Hazel Smith Burr by Wolfe and Huskey, Inc., Surveyors, dated December 8, 1975, recorded in Plat Book 5-N, page 149, and having such metes and bounds as is thereby shown.

This being a portion of the same conveyed to mortgagor herein by deed of Wallace Ansel Riddle recorded September 21, 1970, in Volume 899, page 21, R.M.C. Office for Greenville County.

***This mortgage is executed to include the last described parcel of property which was inadvertently omitted and should have been included in mortgage recorded in Mortgage Book 1405 at page 623, R.M.C. Office for Greenville County, with the total indebtedness of both mortgages being the same as in the original mortgage, that being the amount of SIXTEEN THOUSAND AND NO/100 (\$16,000.00) DOLLARS.

which has the address of 308 Mullinax Drive, Greer,
(Street) (City)
South Carolina 29651 (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 seized 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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

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