

FILED
GREENVILLE CO. S. C.
MAR 5 4 05 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

VCL 1459 PAGE 26

THIS MORTGAGE is made this 5th day of March 1979, between the Mortgagor, Gary D. Burns and Margaret L. 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 Hampton Street Columbia, South Carolina (herein "Lender").

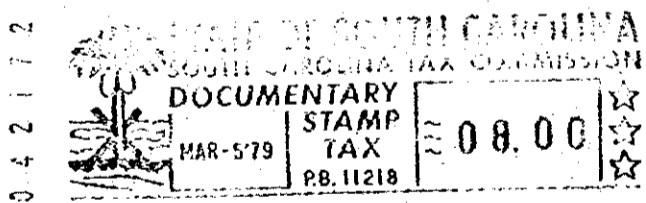
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and no/100ths (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 5, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1994;

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 piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, being known as Lot No. 30 of Hudson Acres, as shown on plat thereof recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book Y at Page 39, and being more fully described as follows:

BEGINNING at an iron pin on the northern side of Greenwood Avenue, at the joint front corner of Lots 29 and 30, and running thence with the joint line of said lots N. 5-30 E. 256.1 feet to an iron pin on the subdivision property line; thence with that line N. 77-15 W. 115.4 feet to an iron pin at the joint rear corner of Lots 30 and 31; thence with the joint line of said lots S. 24-45 W. 249.7 feet to an iron pin on the northern side of Greenwood Avenue; thence with the northern edge of Greenwood Avenue S. 73-15 E. 200.2 feet to the beginning corner.

This is the same property as that conveyed to the Mortgagors by deed of Roy E. Glascoe and Ruth Anne Glascoe recorded on July 21, 1958, in the R. M. C. Office for Greenville County, S. C. in Deed Book 602 at Page 299.



which has the address of 23 Greenwood Avenue Greenville, South Carolina 29615 (herein "Property Address");

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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