

P. O. Box 408  
Greenville, S.C. 29602  
GREENVILLE CO. S. C.

Vol 1466 Page 537

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DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 15th day of May, 1979, between the Mortgagor, DENNIS W. BURDEN and LOIS K. BURDEN, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

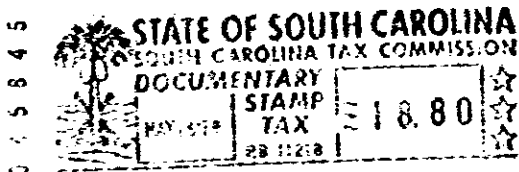
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-SEVEN THOUSAND (\$47,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1979

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 on the northwestern side of Crosscreek Lane, Greenville County, South Carolina, being shown and designated as Lot 45 on a Plat of MOUNTAINBROOK, recorded in the RMC Office for Greenville County in Plat Book 4-F, at Page 47, and having, according to a more recent survey by Freeland & Associates, dated May 14, 1979, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Crosscreek Lane, joint front corner of Lots 45 and 46, and running thence with the common line of said Lots, N 64-28-00 W, 221.33 feet to a creek; thence with the creek as the line, N 41-59-10 E, 147.48 feet to an iron pin, joint rear corner of Lots 44 and 45; thence with the common line of said Lots, S 48-00-50 E, 200.0 feet to an iron pin on the northwestern side of Crosscreek Lane; thence with said Lane, S 33-45 W, 85.28 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of John Wayne Turner and Christine C. Turner, dated May 15, 1979, to be recorded simultaneously herewith.



which has the address of 4900 Crosscreek Lane, Greenville, S. C. 29607

(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 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.

1466 537

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