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GREENVILLE CO. S. C.

JUN 4 12 07 PM '79

DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 4th day of June, 1979, between the Mortgagor, Eric M. Burk, Jr. and Louise G. Burk, (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").

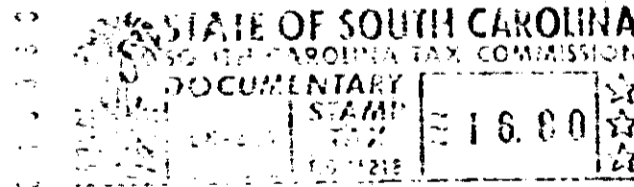
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2009....;

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 County of Greenville, State of South Carolina, and being known and designated as Lot 57, Devenger Place Subdivision, Section 6, according to a plat prepared of said subdivision by Dalton & Neves, Engineers, September, 1975, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, at Page 2 and according to said plat having the following courses and distances to wit:

BEGINNING at a point on the edge of Hedgewood Terrace, joint front corner with Lot 58 and running thence with the common line with Lot 58, S. 25-34 W. 158.8 feet to a point, joint rear corner with Lots 58, 59, and 56; thence running with the common line with Lot 56, N. 56-59 W. 135 feet to a point on the edge of Hudson Farm Road; thence running with the edge of said Road, N. 33-01 E. 94 feet to a point on the edge of said Road; thence running with the intersection of Hudson Farm Road and Hedgewood Terrace, N. 67-03 E. 41.5 feet to a point on the edge of Hedgewood Terrace; thence continuing with Hedgewood Terrace, S. 74-40 E. 95.7 feet to a point on the edge of said Road, the point of beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Clark E. Dotson and Jenette T. Dotson by deed of even date herewith and which said deed is being recorded simultaneously with the recording of this instrument.



which has the address of Route 4, 204 Hudson Farm Road Greer, South Carolina 29651 (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.

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