

P. O. Drawer 408  
Greenville, S. C. 29602

FILED  
GREENVILLE, S. C.

OCT 28 PM '79

BOOK 1433 PAGE 169

DEAN W. WATERSLEY  
S. C.

# MORTGAGE

THIS MORTGAGE is made this 3rd day of October, 1979, between the Mortgagor, Perry E. Burton and Eugenia H. Burton, (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").

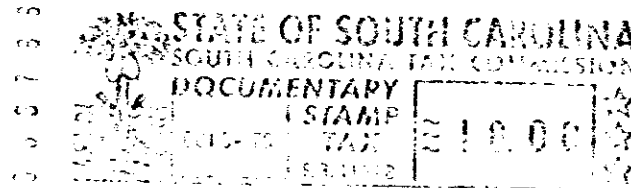
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 3, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2004.....;

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 \_\_\_\_\_, State of South Carolina:

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northern side of Melbourn Lane and being known and designated as Lot No. 7 on a plat of WELLINGTON GREEN Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book "YY", at page 29, and also known and designated as Tract "C" on a plat recorded in the RMC Office for Greenville County in Plat Book 4-A, at page 61, and having, according to both plats, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Melbourn Lane, joint front corner of Lots 7 and 8 and running thence with the common line of said lots, N. 37-53 E., 157.8 feet to a point; thence N. 22-46 E., 185.2 feet to a branch; thence with the branch the line, N. 39-28 W., 89.9 feet; thence continuing with the branch the line N. 57-42 W., 91.1 feet to an iron pin; thence S. 13-58 W., 229.2 feet; thence with the common line of Lots 6 and 7 of Wellington Green Subdivision, S. 12-44 W., 127.4 feet to an iron pin on the northern side of Melbourn Lane; thence with said Lane, S. 46-56 E., 40 feet to an iron pin; thence S. 24-56 E., 45 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Eugene Mullican and Virginia Jo Mullican, dated September 28, 1979, to be recorded herewith.



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which has the address of 216 Melbourn Lane Greenville,  
(Street) (City)  
S. C. (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.

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