

GREENVILLE CO. S. C.
JAN 15 3 57 PM '80
DONALD BANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 15th day of January 19. 80, between the Mortgagor, Herbert C. Burnham, Jr. and Norma K. Burnham (herein "Borrower"), and the Mortgagee, NCNB Mortgage Corporation, a corporation organized and existing under the laws of North Carolina, whose address is P. O. Box 34069 Charlotte, North Carolina 28234 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand and no/100ths (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 15, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010

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 with the buildings and improvements thereon, lying and being on the Southern side of Sagramore Lane, near the City of Greenville, South Carolina being known and designated as Lot No. 81 on plat of Holly Tree Plantation and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 6-1 at page 81 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Sagramore Lane said pin being 215.0 feet from Sagramore Court and running thence with Sagramore Lane N. 60-53 E. 35 feet, thence running 56-06 E. 50 feet, thence running N. 52-30 E. 50 feet to an iron pin, thence proceeding N. 46-15 E. 5.0 feet to the joint front corner of Lots Nos. 81 and 82; thence proceeding from said corner S. 64-14 E. 328.2 feet to an iron pin being the joint rear corner of Lots 81 and 82; thence proceeding from said pin S. 3-33 E. 72.49 feet to an iron pin; thence continuing S. 29-42 E. 36.85 feet to an iron pin being the joint rear corner of Lots 81 and 78; thence proceeding from said pin N. 84-24 W. 292.35 feet to an iron pin; thence running N. 45-36 W. 200 feet to an iron pin the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Rosamond Enterprises, Inc., of even date, to be recorded herewith.

Carpet is considered a fixture to property and will be construed as real estate by all parties concerned.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
28.00

which has the address of Lot No. 81 Sagramore Lane Simpsonville (City) S. C. 29681 (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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