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G.P. CO. S. C.
APR 16 4 40 PM '82
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R.M.C.

MORTGAGE

THIS MORTGAGE is made this 16th day of April, 1982, between the Mortgagor, Edward D. Burnett and Mildred K. Burnett, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Twenty Thousand and No/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 16, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1992.....;

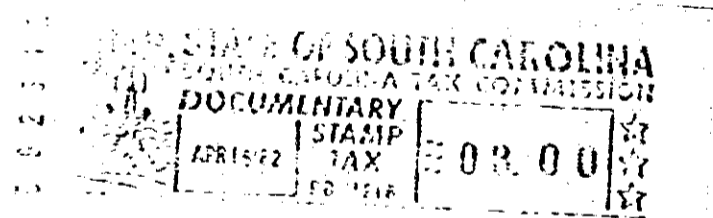
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 153, Plat No. 4 of Greenbriar Addition, prepared by Webb Surveying and Mapping Company dated March, 1964, of record in the R.M.C. Office for Greenville County in Plat Book QQ, Page 130 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Brooks Road at the joint front corner of Lots 153 and 154; running thence with the joint line of said lots S. 35-15 E., 187.5 feet; running thence S. 54-45 W., 100 feet to the joint rear corner of Lots 152 and 153; running thence with the line of said Lots N. 35-15 W., 187.5 feet to an iron pin on the Southeastern side of Brooks Road; running thence with Brooks Road N. 54-45 E., 100 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Grady P. Seagraves and Judy C. Seagraves recorded in the R.M.C. Office for Greenville County on July 18, 1974, in Deed Book 1003, Page 235.

This mortgage is junior in lien to that certain mortgage to First Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County on July 18, 1974, in R. E. Mortgage Book 1316, Page 837



which has the address of 5 Brooks Road Mauldin, South Carolina 29662 (herein "Property Address");
(Street) (City) (State and Zip Code)

400 8 32081801

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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