

FILED  
GREENVILLE CO. S. C.

BOOK 1579 PAGE 428

SEP 1 11 16 AM '82

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 26th day of August, 1982, between the Mortgagor, Hilburn M. Burdette and Iola D. Burdette, (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").

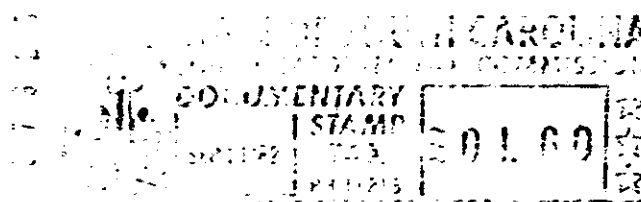
WHEREAS, Borrower is indebted to Lender in the principal sum of Four Thousand and No cents Dollars, which indebtedness is evidenced by Borrower's note dated 8-26-82, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept 1, 1985

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 all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, on the Northern side of Hyde Circle, being more fully described as follows:

Beginning at an iron pin in the center of Hyde Circle at the corner of land now or formerly owned by a A. B. Clark and running thence with the line of said land N. 13-25 W. 300 feet to an iron pin; thence N. 74-45 E. 72 feet to an iron pin in line of property now or formerly owned by Frank S. and Sarah M. Smith; thence with the line of said property S. 13-25 E. 300 feet, more or less, to an iron pin on Hyde Circle; thence with Hyde Circle S. 75-15 W. 72 feet to the point of beginning and being the same property conveyed by Emily Bell Powell to Hilburn M. Burdette and Iola D. Burdette, and recorded in the RMC Office for Greenville County, on 04-23-71, in Deed Book 913, and page 412.

This is a second mortgage and is junior in lien to that mortgage executed by Hilburn M Burdette and Iola D. Burdette, in favor of First Federal Savings and Loan of South Carolina, which mortgage is recorded in the RMC Office for Greenville County, in Book 1187 and Page 632.



which has the address of 113 & 115 Hyde Circle Mauldin,  
(Street) (City)  
South Carolina 29662 (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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