

FILED  
GREENVILLE S.C.  
DEC 27 11 39 AM '83

1544 1532

# MORTGAGE

THIS MORTGAGE is made this 19th day of December, 1983, between the Mortgagor, ROGER A. BURNS and KARIN BURNS, (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").

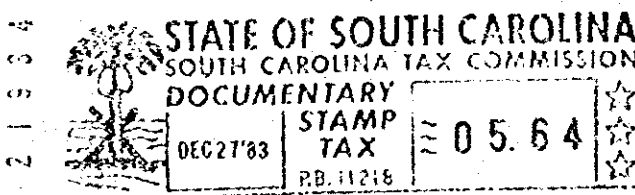
WHEREAS, Borrower is indebted to Lender in the principal sum of ~~Fourteen thousand and eighty-four 64/00~~ Dollars, which indebtedness is evidenced by Borrower's note dated December 19, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 30, 1993;

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 State of South Carolina, County of Greenville, being shown and designated as Lot No. 444 Del Norte, Section 5, on plat recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-R at Page 17 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the edge of Gavins Point Road, joint front corner of Lots 444 and 445, and running thence with the common line of said lots S. 20-16 W. 156.1 feet to a point; thence N. 69-01 W. 35 feet to a point; thence N. 42-00 W. 125 feet to a point; thence with the common line of Lots 443 and 444 N. 66-30 E. 115.5 feet to a point on the edge of Gavins Point Road; thence with said road S. 65-22 E. 35 feet to a point; thence N. 73-41 E. 35 feet to a point, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of John P. Blancq and Kristine C. Blancq recorded October 4, 1978, in the RMC Office for Greenville County in Deed Book 1089 at Page 235.



which has the address of 111 Gavins Point Road, Greenville,  
(Street) (City)  
S.C. 29615 (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 seised 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.

400 9 11801

350

1328-112