

GREENVILLE S.C.  
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# MORTGAGE

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THIS MORTGAGE is made this 29th day of June 1984, between the Mortgagor, James I. Burns, Jr., and Janet E. Burns (herein "Borrower"), and the Mortgagee, The First National Bank of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 2568, Greenville, South Carolina 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-five Thousand and No/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2014.

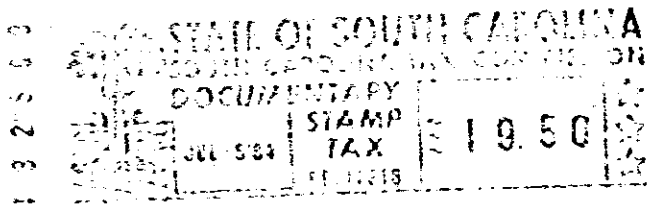
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 County of Greenville, State of South Carolina, according to a plat prepared of said property by Kenneth T. Gould, R.L.S., June 27, 1984, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-Q, at Page 82, having the following courses and distances, to-wit:

BEGINNING at a point in or near the center of Little Texas Road and running thence, N. 86-00 W. 24 feet to an iron pin; thence, N. 86-00 W. 416.00 feet to an iron pin; thence, S. 4-04 W. 208 feet to an iron pin; thence, S. 86-03 E. 402.8 feet to an iron pin; thence, S. 86-03 E. 24 feet to a point in or near the center of Little Texas Road; thence running with said Road, N. 7-42 E. 208.4 feet to a point in or near the center of Little Texas Road, the point of Beginning.

The within property is the identical property conveyed to James I. Burns, Jr., and Janet E. Burns by deed of Carlos Cisson and Sandra S. Cisson, dated August 1, 1983, which said deed was recorded in the R.M.C. Office for Greenville County, South Carolina, on August 2, 1983, in Deed Book 1193, at Page 619.

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which has the address of Hindman Road, Travelers Rest, South Carolina 29690 (herein "Property Address");

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.

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