



MORTGAGE

VOL 1685 PAGE 780

THIS MORTGAGE is made this 8TH day of OCTOBER 1984 between the Mortgagee J. T. BURNSIDE (herein "Borrower"), and the Mortgagee, FLEET FINANCE, INC., formerly Southern Discount Company, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is Mauldin Square, Mauldin, South Carolina 29662 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THREE THOUSAND ONE HUNDRED TEN AND 52/100 (\$3,110.52) Dollars, which indebtedness is evidenced by Borrower's note dated October 8, 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 October 12, 1988

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:

Austin Township, in Laurel Creek section of City and State aforesaid containing 3.63 acres, more or less and being a portion of a larger tract of land conveyed to G.G.C. Franklin by J. A. McDavid by deed dated 2/16/06 and recorded in Book RRR at Page 163. The lot specifically begins on an iron pin in the center of Conestee Road at corner of lots formerly conveyed to O. C. Ferguson, and running thence S. 64 W. 498 feet to an iron pin on the Ferguson line; thence S. 2 1/2 E. 292.38 feet to an iron pin; thence N. 80 1/2 E. 436.3 feet to an iron pin in the center of Conestee Road; thence along the center of the said Road N. 2 1/2 W. 419.1 feet to an iron pin, corner of the Ferguson or formerly property property the point of being the same property in School District 299, being shown on the County Block Book M 11.2-1-3.

The above property is the same property conveyed to Newton Bell by Deed of Vantross Franklin, et al, dated 10/23/47, recorded in the RMC Office for Greenville County in Deed Volume 341, at Page 83 and having passed to Elsie Bell Burnside through the intestate estate of Newton Bell on 3/4/60; and Elsie Bell Burnside conveyed the property to the mortgagor herein by Will as recorded in Apartment 1441, File No. 23, 1976, in the Probate Court, County of Greenville, State of South Carolina.

LESS those certain parcels conveyed to Robert Harris, Jr., et al and Alexander W. Sullivan, recorded in Deed Book 895, at Page 247 and Book 696, at Page 260.



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which has the address of ... Route #14, Ridge Road, Box 82, Greenville (Street) (City) S.C. 29607 (State and Zip Code) (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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