

FILED
GREENVILLE CO. S.C.
Nov 28 11 06 AM '84
DONNIE S. TANKERSLEY
R.M.C.

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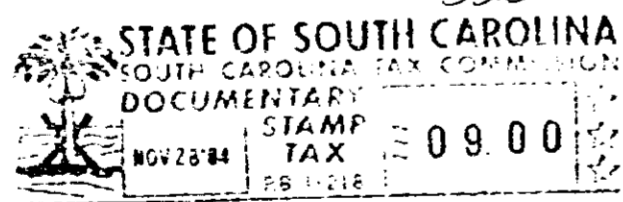
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 21
19 84. The mortgagor is Douglas Eugene Burns and Sylvia S. Burns
and Company, Incorporated ("Borrower"). This Security Instrument is given to August Kohn
and Company, Incorporated, which is organized and existing
under the laws of South Carolina and whose address is 1401 Main Street,
Columbia, South Carolina 29201 *DEB SSO* ("Lender").
Borrower owes Lender the principal sum of THIRTY THOUSAND AND NO/100
Dollars (U.S. \$ 30,000.00). This debt is evidenced by Borrower's note
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
paid earlier, due and payable on December 1, 2014. This Security Instrument
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and
the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
assigns the following described property located in Greenville County, South Carolina:

DEB SSO
ALL that piece, parcel or tract of land with all improvements thereon
or hereafter constructed thereon situate, lying and being in the County
of Greenville, State of South Carolina, being known and designated as
Tract No. 2 containing 2.243 acres as shown on plat of the Property of
Douglas Eugene Burns, Mauldin, S.C. according to a survey made by
T.M. Walker, Jr. March 17, 1979, said plat being recorded in Plat Book
7-J, Page 31, RMC Office for Greenville County, and having
according to said plat the following courses and distances, to-wit:

BEGINNING at iron pin on Miller Road at corner of property James C.
Bagwell, et al. and running thence N. 77-48 W. 782.94 feet to iron pin;
running thence along Forrester Woods N. 31-12 E. 114 feet to iron pin;
running thence along property of Mary Lee K. Corn S. 81-33 E. 709.69
feet to iron pin on Miller Road; running thence along Miller Road
S. 1-31½ E. 158.74 feet to point of beginning.

This being the same property conveyed to the mortgagors by deed of
Mary Lee King Corff, recorded on July 11, 1979 in Deed Book 1106 at
Page 514; and by deed from Douglas Eugene Burns to Sylvia S. Burns to
be recorded herewith. *DEB SSO*



which has the address of Rt. 10, Miller Road, Greenville
(Street) (City)
South Carolina 29607 ("Property Address");
(Zip Code)

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All
replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this
Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record.
Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any
encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with
limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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