

FILED
GREENVILLE CO. S. C.
JAN 10 12 25 PM '80
DONNIE S. TANKERSLEY
R.M.C.

BOOK 84 PAGE 353

BOOK 1492 PAGE 916

MORTGAGE

LONG, BLACK & GASTON

THIS MORTGAGE is made this seventh day of January 1980, between the Mortgagor, Perry E. Burton and Eugenia H. Burton (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Four Thousand, Nine Hundred, Fifty and 00/100 (\$44,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 7, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2010

westerly side of Powderhorn Road S. 1-19 W., 80 feet to an iron pin; thence continuing with said road S. 3-05 E., 60 feet to an iron pin at the intersection of Powderhorn Road and Lexington Court; thence with said intersection S. 46-20 W., 32.53 feet to an iron pin on the northerly side of Lexington Court; thence with the northerly side of Lexington Court N. 84-16 W., 16.35 feet to an iron pin; thence N. 77-32 W., 46 feet to an iron pin; thence N. 68-59 W., 25 feet to an iron pin; thence N. 53-00 W., 65 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagors herein by American Service Corporation, dated January 7, 1980, to be recorded hereinafter.

RECORDED
1980
JAN 10 12 25 PM '80

LONG, BLACK & GASTON
FEB 17 1984

PAID AND RETURNED IN FULL
FEB 17 1984
LONG, BLACK & GASTON
7-4958
R.M.C.

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1002

which has the address of Lot 106, Lexington Court, Simpsonville, South Carolina 29681 (herein "Property Address")
(Street) (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.

1328