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OCT 29 2 46 PM '79  
DONNIE S. TAYLORSLEY  
R.M.C.

1486 and 172

## MORTGAGE

THIS MORTGAGE is made this 26th day of October,  
1979, between the Mortgagor, John M. Burton and Nancy K. Burton

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Fifty-Seven Thousand Nine Hundred Fifty (\$57,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 26, 1979 (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, 2010.....;

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, known and designated as Lot 178 on plat of Pebble Creek Subdivision, Phase I, recorded in the R. M. C. Office for Greenville County in Plat Book 5-D, Pages 1 through 5, and according to a more recent survey entitled the Property of John M. Burton and Nancy K. Burton, prepared by Carolina Surveying Company, dated October 25, 1979 and recorded in the R. M. C. Office for Greenville County at Plat Book 7K, Page 41, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Pebblecreek Drive, the joint front corner of Lots 178 and 179 and running thence along said Drive, N. 37-51 W., 121.0 feet to an iron pin, the joint front corner of Lots 177 and 178; thence running N. 60-49 E., 213.12 feet to an iron pin, the joint rear corner of Lots 177 and 178; thence running S. 31-00 E., 100 feet to an iron pin, the joint rear corners of Lots 178 and 179; thence running S. 55-10 W., 198.9 feet to an iron pin on the eastern side of Pebblecreek Drive, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Pebblepart, Ltd., a South Carolina Limited Partnership, dated October 26, 1979, and recorded in the R. M. C. Office for Greenville County in Deed Book 1114, at Page 41.

which has the address of Lot 178, Pebblecreek Drive, Taylors,

South Carolina 29687 (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.

SOUTH CAROLINA — 1964 Family 6-75-ENMAZHEMUC UNIFORM INSTRUMENT with amendments adding Part 1.1

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