

MORTGAGE

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GREENVILLE CO. S.C. FILED AUG 28 1980

THIS MORTGAGE is made this 27th day of August 1980 between the Mortgagors, David A. Burton, Norma M. Burton and Charles L. Burton (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

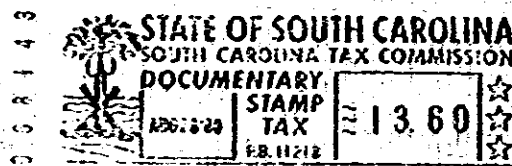
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-three Thousand Nine-Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 piece, parcel or lot of land located in the City of Greenville, County of Greenville, State of South Carolina as shown by a plat recorded this date in Plat Book 6K at page 25, and being more particularly described, according to the plat of Richard Wooten Land Surveying, dated October 24, 1977, as follows:

BEGINNING at an iron pin at a point on the eastern side of Wilson Street, S. 76 E. 186 feet to an iron pin; thence S. 14 W. 70 feet to an iron pin; thence, N. 76 W. 186 feet to an iron pin; thence N. 14 E. 70 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Richard G. Seward and Deborah L. Seward recorded herewith.



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which has the address of 18 Wilton Street, Greenville S.C. 29601 (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.