



MORTGAGE

THIS MORTGAGE is made this 17 day of June 1981, between the Mortgagor, Roger A. Burns and Korin Burns (herein "Borrower"), and the Mortgagee, AMERICAN 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 Six Thousand, eight hundred and seventy-six Dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1984;

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, being shown and designated as Lot No. 444 Del Norte Section 5 on plat recorded in the RMC Office for Greenville County, S.C., in Plat Book 4R, Page 17 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the edge of Gavins Point Road, joint front corner of Lots 444 and 445; running thence with the common line of said lots S 20-16 W. 156.1 feet to a point; thence N. 69-01 W. 35 feet to a point; thence N. 42-00 W. 125 feet to a point; thence with the common line of Lots 443 and 444 N. 66-30 E. 115.5 feet to a point on the edge of Gavins Point Road; thence with said Road S. 65-22 E. 35 feet to a point; thence N. 73-41 E. 35 feet to a point.

This is the identical property conveyed to the grantors herein by deed of George L. Seckler and Ann D. Seckler recorded in the RMC Office for Greenville County, S.C. in Deed Book 1031, Page 555 on February 12, 1976.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due on that certain mortgage given by the grantors herein to Fidelity Federal Savings and Loan Association in the original amount of \$36,550.00, recorded in the RMC Office for Greenville County, S.C., in Mortgage Book 1360, Page 72 on February 12, 1976.

This is the same property conveyed by deed of John P. Blancq and Kristine C. Blancq, dated 10/3/78 and recorded 10/4/78 in the RMC Office for Greenville County in Volume 1089, at Page 235.

which has the address of 111 Gavins Point Rd., Greenville, S.C., 29615 (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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