

DOCUMENTARY STAMP

GREENVILLE, S.C. FILED
MORTGAGE
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TANKERSLEY
R.M.C.
day of July

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THIS MORTGAGE is made this 31st day of July 1981, between the Mortgagor, Michael G. 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 U.S. \$ 26,000.00 which indebtedness is evidenced by Borrower's note dated July 31, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 1, 1991:

TO SECURE to Lender 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, 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 those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lots 145, 146 and 148 on plat of East Park, Boyce Lawn Addition, recorded in Plat Book A at page 383 in the RMC Office of Greenville County and also shown on a more recent plat of Property of Michael G. Burton, Lots 145, 146 and 148, dated July 29, 1981, prepared by Freeland & Associates, recorded in Plat Book 8-Q at page 56, and having, according to the more recent plat of survey, the following metes and bounds, to-wit:

LOTS 145 and 146:

BEGINNING at an iron pin on the northeasterly side of Cleveirvine Avenue, at a line of lot 145, and running thence N. 48-15 E., 175.0 feet to an iron pin; thence turning and running across the rear line of lots 145 and 146, S. 41-46 E., 49.92 feet to an iron pin and 50.14 feet to an iron pin; thence turning and running with the common line of lots 146 and 147, S. 48-15 W., 174.73 feet to an iron pin on the northeasterly side of Cleveirvine Ave-ue; thence turning and running along said Avenue, N. 42-01 W., 50.14 feet to an iron pin and N. 41-50 W., 49.92 feet to an iron pin, being the point and place of beginning.

LOT 148:

BEGINNING at an iron pin at the joint front corner of lots 147 and 148 and running thence N. 48-15 E., 174.43 feet to an iron pin; thence turning and running along the rear lot line of lot no. 148, S. 41-46 E., 49.44 feet to an iron pin; thence turning and running S. 48-15 W., 174.41 feet to an iron pin on the northeasterly side of Cleveirvine Avenue; thence with said Avenue, N. 41-48 W., 49.44 feet to an iron pin, being the point and place of beginning.

This is the same property conveyed to the mortgagor by deed of J. E. Acker and Ruby T. Acker, recorded in the RMC Office of Greenville County in Deed Book 1095 at page 858 on January 23, 1979.

which has the address of #113, 115, 119 Cleveirvine Avenue, Greenville, South Carolina 29607 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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SOUTH CAROLINA HOME IMPROVEMENT-7/80

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