

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1521 PAGE 885

OCT 23 12 20 PM '80

THIS MORTGAGE is made this 23rd day of October 1980, between the Mortgagor, Robert L. Brown and W. Edward Burgess (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 500 E. Washington Street, Greenville, South Carolina 29601 (herein "Lender").

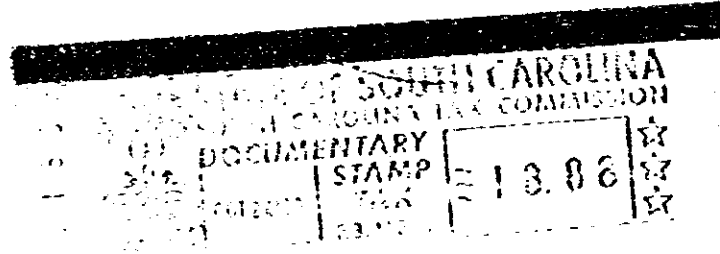
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Seven Thousand Two Hundred and No/100 (\$47,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 23, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 23, 1981

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 County of Greenville, State of South Carolina, and being known and designated as Lot No. 72, Heritage Lakes Subdivision, (formerly known as Saddle Horse Farms Subdivision) and according to a plat prepared of said subdivision by Heaner Engineering Company, Inc., revised October 26, 1977, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6-H, at Page 17, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Andulusian Trail, joint front corner with Lot 73 and running thence with the common line with said Lot, N. 79-52-41 W. 190 feet to a point; thence, N. 10-07-19 E. 75 feet to a point; thence, N. 34-05-04 E. 49.24 feet to a point; thence, S. 79-52-41 E. 170 feet to a point on the edge of Andulusian Trail; thence running with the edge of said Road, S. 10-07-19 W. 120 feet to a point on the edge of said Road, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Fred B. Beiers and Harvey C. Watson, by deed of even date herewith and which said deed is being recorded simultaneously with the recording of the within instrument.



which has the address of Andulusian Trail, Greenville, SC (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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