

ATTN: COMMERCIAL  
LENDING DIVISION

FILED MORTGAGE

1648 37

THIS MORTGAGE is made this 14th day of February 1984, between the Mortgagor, Walter H. Burgess and Mary Margaret Burgess, (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 14, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 13, 1985

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 lot of land, with the building and improvements thereon, in the County of Greenville, State of South Carolina, being known as Lot No. 42, Pelham Estates, Section Three, and being shown on a plat captioned "Revision of Lots 41 and 42, Pelham Estates, Sec. 3", recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5A, Page 71, and having such metes and bounds, as shown thereon.

This is the same property conveyed unto Walter H. Burgess and Mary M. Burgess by Deed of G. Henry Bakeman, dated June 30, 1982 and recorded July 1, 1982 in the RMC Office for Greenville County, South Carolina in Deed Book 1169, Page 539.

This mortgage is secondary and junior in lien to that certain mortgage of Walter H. Burgess and Mary Margaret Burgess in the original amount of \$90,000.00, dated September 12, 1983, of record in the RMC Office for Greenville County, South Carolina in Mortgage Book 1626, Page 86 on September 16, 1983. This mortgage is to Alliance Mortgage Company, Jacksonville, Florida.

GCTO 3 FE15 84

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
12.00

WALTER H. BURGESS, MARY MARGARET BURGESS  
Date: 2/14/84  
Notary: [Signature]  
BY: [Signature]

which has the address of 2 Queens Way Greenville, S. C. 29615 (herein "Property Address");

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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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