

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY **MORTGAGE**
R.M.C.

THIS MORTGAGE is made this 18 day of SEPTEMBER,
19 80, between the Mortgagor, ROY MITCHELL BURNS
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, a corporation organized and existing under the laws of the United States
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of SIXTY-THREE THOUSAND
SIX HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's
note dated SEPTEMBER 18, 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 JUNE 1,
2011;

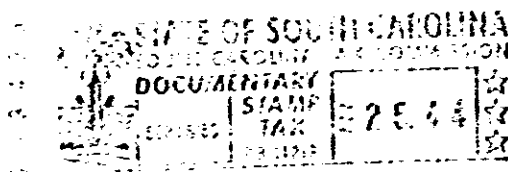
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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, and the improvements
thereon, situate, lying and being in the County of Greenville, State
of South Carolina and being known and designated as 2.13 acres of a
Plat of Property of ROY MITCHELL BURNS recorded in Plat Book 8B,
Page 61, R.M.C. Office, Greenville County, South Carolina, and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Oakland Road at the joint front corner of said
lot and property of Roy Burns, and running thence with said Road S. 23-
29 W. 210 feet to a point; thence running N. 66-44 W. 312.5 feet to a
point; thence continuing N. 45-57 W. 158.9 feet to a point; thence
running N. 23-29 E. 153.6 feet to a point; thence running S. 66-44 E.
461.3 feet to the point of beginning.

Derivation: Deed Book 1052, Page 916 - Roy Burns 3/17/77

THE within Renegotiable Rate Mortgage is modified by the terms and
conditions of the attached Renegotiable Rate Mortgage Rider which
is attached hereto and made a part of this mortgage instrument.



which has the address of Route 3, Box 185 A, Oakland Road Pelzer,
S. C. 29669 (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 seized 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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