

GREENVILLE CO. S. C.

JUN 4 12 13 PM '73

BOOK 1279 PAGE 455

REGULATION NO. 27
COMPLIED WITH

DONNIE S. TAYLOR
MORTGAGE

THIS MORTGAGE is made this fourth day of June, 1973, between the Mortgagors, Charles F. Sims, Jr. and Lewis C. Barker (herein "Borrower"), and the Mortgagee, Security Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina United States, whose address is 125 Camperdown Way, P.O. Box 937, Greenville, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of thirty-one thousand and NO/100-(\$31,000.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (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 10, 1978.

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 piece, parcel or lot of land situate, lying and being on the southeastern side of Old Hickory Point street, in the Town of Mauldin, County of Greenville, State of South Carolina, and being known and designated as Lot 27 on a Plat of Forrester Woods, Section I, recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 78, and having, according to said Plat the following metes and bounds:

BEGINNING at a point on the southeastern edge of Old Hickory Point street, at the joint front corner of Lots 27 and 28, and running thence along a line of Lot 26, S. 27-36 E. 160 feet to a point, thence along a line of Lot 24, N. 62-24 W. 160 feet to a point on the southeastern edge of Old Hickory Point street; thence along said street, N. 27-36 E. 110 feet to the point of beginning.

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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.