

MORTGAGE

1416 or 945

THIS MORTGAGE is made this 25th day of November, 1977, between the Mortgagor, **Ronald F. Barbare and Judith H. Barbare**

herein "Borrower", and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated **November 25, 1977** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **November 1, 2007**

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 in the County of Greenville, State of South Carolina, situate, lying and being on the western side of Fieldstone Place and being known and designated as Lot No. 134 of COACH HILLS Subdivision, formerly known as Pelham Woods, Section 2-B, according to a plat thereof recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 86, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Fieldstone Place at the joint front corner of Lots 134 and 133 and running thence with the joint line of said Lots, S.78-57 W. 149.31 feet to an iron pin, joint rear corner of Lots 134 and 141; thence with the rear line of Lots 140 and 141, S.11-00 E. 100 feet to an iron pin, joint rear corner of Lots 134 and 140; thence with the joint line of Lots 134 and 135, N.78-57 E. 149.22 feet to an iron pin on the western side of Fieldstone Place; thence with the western side of Fieldstone Place, N.10-57 W. 100 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagors herein by deed from

The mailing address of the Mortgagee herein is P. O. Box 969, Greer, S. C. 29651.

which has the address of **13 Fieldstone Place Greenville**
(Street) (City)
South Carolina 29615
(State and Zip Code) (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.

SOUTH CAROLINA—1 to 4 Family—6 75—ENMA III MC UNIFORM INSTRUMENT

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