

FILED
GREENVILLE CO. S.C.

MORTGAGE

BOOK 1444 PAGE 170

SEP 14 3 56 PM '78

THIS MORTGAGE is made this 13th day of September, 1978, between the Mortgagor, Mikel and Karen 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 Thirty nine thousand seven hundred & 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 13, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1st September, 2008;

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 in the State of South Carolina, County of Greenville, Town of Mauldin, being known and designated as Lot #58 as shown on a plat of Sunset Heights, Section 2, said plat having been made April, 1960 by Dalton & Neves and recorded in Plat Book RR, Page 85, recorded in the RMC Office for Greenville County, S.C., and having, according to said plat the following metes and bounds description,

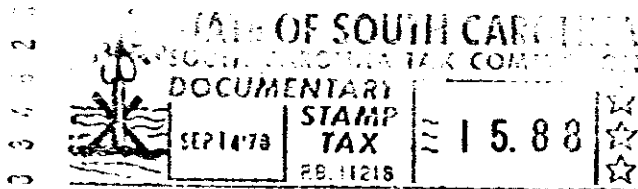
BEGINNING at an iron pin on northern side of White Drive, joint front corner of Lots 58 and 59; thence running with joint line of said lots, N. 16-16 W., 200 feet; thence with rear of Lot 58, N. 73-44 E., 100 feet to an iron pin, joint rear of Lots 57 and 58; thence with joint line of said Lots, S. 16-16 E., 200 feet to an iron pin, joint front corner of said lots; thence with northern side of White Drive, S. 73-44 W., 100 feet, the point and place of beginning.

This being the same property conveyed to mortgagor by deed of B. J. Ivey & Son, Inc., dated September 13, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1087 at Page 348.

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which has the address of 206 White Drive Mauldin
(Street) (City)
South Carolina 29662 (herein "Property Address");
(State and Zip Code)

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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