MORTGAGEE'S MAILING ADDRESS:

P. O. Drawer 408
Greenville, SC 29603

1542 565

S. C.
PM '81
SLEY

S. C.
PM '81
SLEY

# MORTGAGE

1544 819

THIS MORTGAGE is made this 29th day of May, 19 81, between the Mortgagor, Alan J. Barber & Sharon Ann Barber (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 Fifty-four Thousand Eight Hundred and 00/100($54,800) Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 1981, (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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 231 of a subdivision known as Canebrake II, Sheet 2, according to plat thereof prepared by Arbor Engineering, Inc., dated June, 1979, being recorded in the RMC Office for Greenville County in Plat Book 7C, at Page 41, and Plat of "Alan J. Barber and Sharon Ann Barber" prepared by Wolfe & Huskey, Inc., Engineering and Surveying, dated May 27, 1981, being recorded in the RMC Office for Greenville County in Plat Book 8-R, Page 15, and having according to said plats, such metes and bounds as appear thereon, reference to which is hereby craved for a more particular description thereof.

Said piece, parcel or lot of land was conveyed to the mortgagors herein by deed of Nelson & Putman Builders, Inc., dated May 29, 1981, recorded May 29, 1981, in Deed Book 1148, Page 916, in the RMC Office for Greenville County.

This mortgage is being rerecorded to include the following paragraph:

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 Lot 231, Hancock Lane, Canebrake II, Greer,
(Street) (City)

SC 29651 (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.