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

BOOK 1386 PAGE 991

THIS MORTGAGE is made this 10th day of January, 1977, between the Mortgagor, Charles F. Sims, Jr. and Lewis C. Barker, Jr. (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-one Thousand One Hundred Fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 10, 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 June 5, 1978;

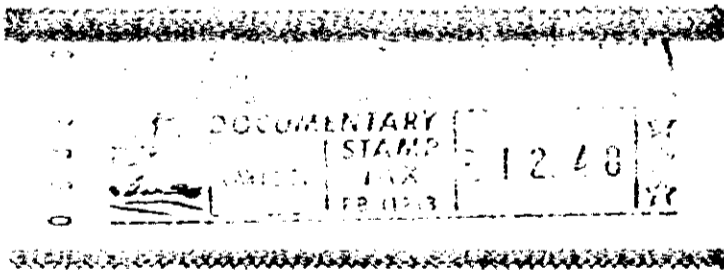
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

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ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, near the City of Greenville, State of South Carolina, on the western side of Danburry Drive, being shown as Lot No. 116 on a plat of Section III, Wade Hampton Gardens, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY at Page 179, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Danburry Drive at the corner of Lot No. 115 and running thence with the line of said Lot, N. 72-30 W. 160.0 feet to an iron pin at the corner of Lot No. 102; thence with the line of said Lot, S. 17-30 W. 110.0 feet to an iron pin at the corner of Lot No. 117; thence with the line of said Lot, S. 72-30 E. 160.0 feet to an iron pin on the western side of Danburry Drive; thence with the western side of said drive, N. 17-30 E. 110.0 feet to the beginning corner, and being the same property conveyed by Phillip A. McBride and Mozelle J. McBride to Charles F. Sims, Jr. and Lewis C. Barker, Jr. by a deed dated this day and recorded herewith.

The mailing address of South Carolina Federal Savings and Loan Association is: P.O. Box 817, Taylors, S.C. 29687.



which has the address of 107 Danburry Drive Greenville, S.C. 29607 (herein "Property Address");  
[Street] [City]  
[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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