

MORTGAGE

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THIS MORTGAGE is made this 17th day of October 1983, between the Mortgagor, Hubert P. Barnes and Marion B. Barnes (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand Three Hundred Forty Two and 56/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 17, 1983 (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, 1987.

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 of lot of land, situate, lying and being in the City of Greenville, Greenville County, South Carolina and being Shown as Lot No. 113 on a plat of College Heights, recorded in the R.M.C. Office for Greenville County in Plat Book P, Page 75 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Auburn Circle at the joint front corner of Lots 112 and 113 and renning thence with Auburn Circle N. 76-17 I. 75 feet to an iron pin; thence S. 13-43 I. 149.1 feet to an iron pin; thence S. 76-13 W. 24.6 feet to an iron pin; thence S. 9-12 E. 29.5 feet to an iron pin; thence S. 76-13 W. 47.5 feet to an iron pin; thence N. 13-43 W. 178 feet to the point of beginning.

This is that same property conveyed by deed of Clara F. Mangum a/k/a Clara F. Caraway to Hubert P. Barnes and Marion B. Barnes dated August 19, 1971 and recorded August 19, 1971 in Deed Volume 923 at page 177 in the RMC Office for Greenville County, SC.

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which has the address of 20 Auburn Circle Greenville SC 29607 (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 her, by 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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