

JUN 7 3 55 PM '76

DORIS S. TANNER-SLEY
S.C.

BOOK 1369 PAGE 531

MORTGAGE

THIS MORTGAGE is made this 7th. day of June, 1976.
between the Mortgagor, Robin J. Barnes and Tina C. Barnes

(herein "Borrower"),
and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Two Thousand and ...
No/100--- (\$22,000.00)-----Dollars, which indebtedness is evidenced by Borrower's note
dated June 7, 1976 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2001.

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 with the buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot No. 15 of Ogden Acres, plat of which is recorded in the RMC office for Greenville County, S. C. in Plat Book BBB, Page 27, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Ogden Drive, at the joint front corner of Lots 14 and 15, and runs thence along the line of Lot 14, S. 33-40 E. 129 feet to an iron pin; thence S. 56-10 W. 130 feet to an iron pin; thence along the line of Lot 16, N. 33-40 W. 105 feet to an iron pin on traffic circle on Ogden Drive; thence with said traffic circle, the chord of which is N. 34-16 E. 64.6 feet to an iron pin; thence with Ogden Drive, N. 56-10 E. 70 feet to the point of beginning.



which has the address of 15 Ogden Drive, Greenville, South Carolina 29611
[Street] [City]

(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 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.

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