

GREENVILLE 00.000  
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COUNTY CLERK'S OFFICE  
1978

BOOK 1443 PAGE 491

# MORTGAGE

THIS MORTGAGE is made this 7th day of September 1978, between the Mortgagor, Robert L. Barner and Patricia G. Barner (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States of America, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Eight Thousand Five Hundred (\$28,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated 7 September 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 1 September 2008;

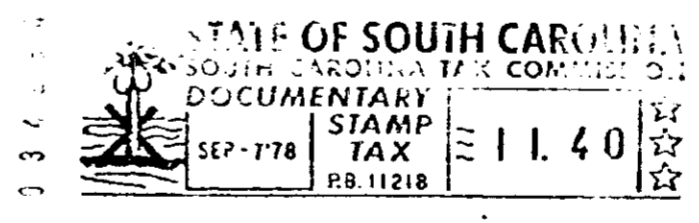
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land with the buildings and improvements thereon situate on the south side of Capewood Road in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 296 on Plat of Section No. 4 of Westwood Subdivision, recorded in the RMC Office for Greenville, South Carolina, in Plat Book 4-R, Page 30, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Capewood Road at the joint corner of Lots 296 and 297 and runs thence along the line of Lot 297 S. 17-40 E. 139.3 feet to an iron pin; thence along the line of Lot 300 N. 69-00 E. 86 feet to an iron pin; thence along the line of Lot 295, N. 15-54 W. 136.75 feet to an iron pin on the south side of Capewood Road; thence along Capewood Road S. 70-36 W. 90 feet to the beginning corner.

This being the same property conveyed to Mortgagors herein by deed of Jerry L. Langley and Mildred L. Langley, a/k/a Elaine Langley dated and recorded 7 September 1978 in the RMC Office for Greenville County in Deed Book 1086 at page 948.

Address of Mortgagee: 203 State Park Road, Travelers Rest, SC 29681



which has the address of 405 Capewood, Simpsonville, South Carolina 29681 (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 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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