



BOOK 1529 PAGE 388

Documentary Stamps are figured on the amount financed: \$ 22,253.47

MORTGAGE

THIS MORTGAGE is made this 19th day of September 1983 between the Mortgagor, Gaylon V. Barnett and Norma P. Barnett (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 Forty Two Thousand Six Hundred Twenty Two and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 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 September 20, 1993.

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, on the northwestern side of Highway 414, being shown and designated as Lot. No. 9 on plat of HOWARD ACRES subdivision prepared by Carl Duncan, RLS, dated September 3, 1977, and recorded in Plat Book 5-P at pages 87 through 89, inclusive, of the RMC office for Greenville County, and having such metes and bounds as shown thereon.

This is that same property conveyed by deed of Lynell Peterson to Gaylon V. Barnett and Norma P. Barnett, dated July 14, 1981, recorded July 17, 1981, in deed volume 1151, at page 995, at the RMC office for Greenville County, SC.

which has the address of Route 1, Hwy. 414, Travelers Rest, SC 29690 (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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