

State of South Carolina)
County of GREENVILLE)

FILED
Mortgage

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Words Used In This Document

- (A) Mortgage—This document, which is dated November 30, 1983, will be called the "Mortgage".
- (B) Mortgagor—Charles B. Barnett will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (C) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you", "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.
Lender's address is P. O. Box 969, Greenville, South Carolina 29602
- (D) Note—The note, note agreement, or loan agreement signed by Charles B. Barnett and dated November 30, 1983 will be called the "Note". The Note shows that I have promised to pay Lender
- \$25,000.00 Dollars plus finance charges or interest at the rate of 11.75 % per year
 _____ Dollars plus a finance charge of _____ Dollars
which I have promised to pay in full by _____
 If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.
- (E) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned me the money for which I gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) Pay, with interest or finance charges, any amounts that you spend under this Mortgage to protect the value of the Property and your rights in the Property.
- (C) Keep all of my other premises and agreements under the Note and or this Mortgage.

This Mortgage secures any renewals, extensions, and or modifications of the Note.

Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in _____
Greenville County and has the following legal description

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being a portion of the property of Star Enterprises, Inc. conveyed to it by deed of Jack D. Fuller, Sam L. Irwin, C. Heyward Morgan and J. B. Harris, Jr., dated August 1, 1960, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 656 at page 265, and having, according to a plat prepared by John E. Woods, R.L.S. #3980, dated January 17, 1972, the following metes and bounds, to-wit: BEGINNING at a point on the line of property previously conveyed to Star Enterprises, Inc. by Barnett by deed dated June 29, 1971, and running thence N. 6-50 W. 5.03 feet; thence N. 83-10 E. 56.8 feet; thence with the line of the property previously conveyed to Barnett S. 78-06 W. 57.0 feet to the point of beginning, containing 142.85 square feet.

This being the same property conveyed to mortgagor by deed of Star Enterprises, Inc. recorded March 3, 1972, in Deed Book 937 at page 445 in the R.M.C. Office for Greenville County.

ALSO:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being a portion of the property of Star Enterprises, Inc. conveyed to it by deed of Jack D. Fuller, Sam L. Irwin, C. Heyward Morgan (See attached sheet for remainder of description)
The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section.
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property".
- (D) All rents or royalties from the property described in paragraph (A) of this section.
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section.
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section.
- (G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section and, to the extent allowed by law, all replacements of and additions to those fixtures.
- (H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future, and
- (I) All replacements of and or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

Your, your successors and assigns, are to have and to hold the Property, subject to the terms of this Mortgage

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Charles B. Barnett
269-1-11-15

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