

REC'D
S.C.
PH '79
R.M.C. WINDERSLEY

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MORTGAGE

THIS MORTGAGE is made this 30th day of July 1979, between the Mortgagor, WILLIAM A. BARRETT and FRANCES C. BARRETT (herein "Borrower"), and the Mortgagee, THE CENTRAL CREDIT UNION, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 1787, Columbia, South Carolina, 19202. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three Thousand Five Hundred and No/100 (\$3,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 10, 1983.

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 County of Greenville, State of South Carolina, near Fork Shoals containing 1.93 acres more or less, according to a plat prepared for William A. Barrett by C. O. Riddle, R.L.S. dated February 2, 1977, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 6A, at Page 20, and reference to which plat is craved for a more accurate and detailed description in accordance therewith.

This property is subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

This is the same property conveyed to William A. Barrett and Frances C. Barrett by deed of Jenk's, Inc., deed dated February 4, 1977, and recorded in R. M. C. Office for Greenville County in Deed Book 1050, Page 695.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, near Fork Shoals containing 3.81 acres more or less, according to a plat prepared for William A. Barrett by C. O. Riddle, R.L.S. dated February 2, 1977, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 6A, at Page 20, and reference to which plat is craved for a more accurate and detailed description in accordance therewith.

This property is subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

This is the same property conveyed to William A. Barrett and Frances C. Barrett by deed of Clyde D. Jenkins, Jr., dated February 4, 1977, and recorded in R.M.C. Office for Greenville County in Deed Book 1050, Page 696.

which has the address of Rt. 3, 125 Belle Dr., Simpsonville, S. C. 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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