

FILED
GREENVILLE CO. S. C.

MAR 14 12 56 PM '83

MORTGAGE

DONNIE S. DANFORSLEY
R.M.C.

THIS MORTGAGE is made this 11th day of March,
1983, between the Mortgagor, William F. Barton and Cynthia B. Barton,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of
the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein
"Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand Five
Hundred Dollars, which indebtedness is evidenced by Borrower's
note dated March 11, 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 April 1, 2003
.....;

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.

Unit No. 11, Oak Grove Village Condominiums - a Horizontal Property Regime,
situate on Kimbell Court in the County of Greenville, State of South
Carolina, as more particularly described in Master Deed and Declaration of
Condominiums dated October 13, 1980, and recorded in the RMC Office for
Greenville County in Deed Book 1135 at Page 327, et seq., said unit being
also shown on Master Plat of Oak Grove Village Condominiums recorded in the
RMC Office for Greenville County in Plat Book 7-Y, Page 92, reference to
said plat and Master Deed being made for a more complete description.

The within conveyance is made subject to the reservations, restrictions and
limitations on use of the above described premises and all covenants and
obligations set forth in Master Deed and Declaration of Condominiums dated
October 13, 1980 and recorded in the RMC Office for Greenville County, S.C.
in Deed Book 1135, Page 327 and set forth in the By-Laws of Oak Grove
Village Investors, Inc. as the same may hereafter from time to time be
amended; all of said reservations, restrictions, limitations, assessments
or charges and all other covenants, agreements, obligations, conditions and
provisions are incorporated in the within deed by reference and constitute
covenants running with the land, equitable servitudes and liens to the
extent set forth in said documents and as provided by law all of which are
hereby accepted by the Grantee herein and their heirs, administrators, ex-
ecutors and assigns.

DERIVATION: This being the same property conveyed to Mortgagor herein by
deed of Henry E. Westmark, Jr. as recorded in the RMC Office for Greenville
County, South Carolina in Deed Book 1184, Page 285 on March , 1983.

which has the address of 11 Kimbel Court Greenville,
(Street) (City)
South Carolina 29609 (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 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.

SOUTH CAROLINA — 1 to 4 Family — 6 75 — FNMA/FHLMC UNIFORM INSTR.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY
STAMP
TAX 000000

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