

JUN 29 8 58 AM '76

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 28th day of June, 1976, between the Mortgagor, Thomas P. Barnshock (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ---Forty Nine Thousand Five Hundred and NO/100--- Dollars, which indebtedness is evidenced by Borrower's note dated June 28 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1st, 2006;

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: in Chick Springs Township, on the eastern side of Mt. Vernon Road, being shown and designated as LOT NO. 22 on a plat of SECTION III Burgiss Hills, prepared by Piedmont Engineers and Architects, dated September 19, 1963, recorded in the RMC Office for Greenville County, in Plat Book "BBB" at page 191, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Mt. Vernon Road at the joint front corner of Lots 22 and 23 and running thence with the common line of said lots, S. 50-11 E. 220.4 feet to an iron pin at the joint rear corner of Lots 16, 17, 19, 22 and 23; thence along the common line of Lots 12 and 22, S. 13-46 W. 88.3 feet to an iron pin at the joint corner of Lots 12, 20 and 22; thence along the common line of Lots 21 and 22, N. 77-06 W. 152.6 feet to an iron pin on the eastern side of Mt. Vernon Road at the joint front corner of said lots; thence along said Road, N. 1-36 E. 140 feet to an iron pin, the point of beginning.

This property subject to restrictions for Section III of Burgiss Hills, easements, rights of way and zoning ordinances, if any, of record or on the premises.



which has the address of 214 Mt. Vernon Road Greer
(Street) (City)
S. C. 29651 (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 seized 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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