

1404 308
MORTGAGE

THIS MORTGAGE is made this 18th day of July 1977, between the Mortgagor, Fletcher R. Barker, Jr. and Lillian L. Barker (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand Five Hundred (\$25,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 1977 (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 1, 2002

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:

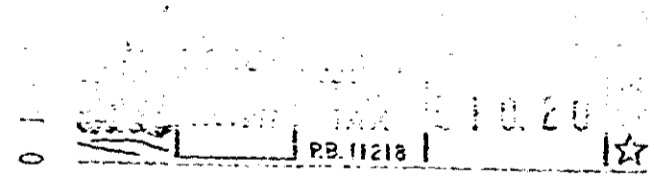
ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southeasterly intersection of Edwards Mill Road and East Indian Trail, near the City of Greenville, South Carolina, being known and designated as Lot No. 2 on plat of Seven Oaks, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R, Page 6; and having, according to said plat, the following metes and bounds, to wit:

Vertical stamp: VOT 1007

BEGINNING at an iron pin on the southeasterly side of Edwards Mill Road, said pin being the joint front corner of Lots Nos. 1 and 2; and running thence with the easterly side of said road N. 9-58 W. 112.2 feet to an iron pin; thence N. 32-45 E. 36.7 feet to an iron pin on the southerly side of East Indian Trail; thence with the southerly side of East Indian Trail N. 75-29 E. 57.3 feet to an iron pin; thence continuing with said East Indian Trail N. 67-22 E. 100 feet to an iron pin, the joint front corners of Lots Nos. 2 and 3; thence with the common lines of said lots S. 8-23 E. 165.3 feet to an iron pin, the joint rear corner of Lots Nos. 1 and 2; thence with the common line S. 80-02 W. 175 feet to an iron pin, the point of beginning.

Vertical stamp: 3.5 C.M

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Carlton A. Ranks and Cordelia S. Ranks dated July 11, 1977 as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1060, Page 739, on July 18, 1977.



which has the address of 2 East Indian Trail Taylors (City) South Carolina 29687 (State and Zip Code) (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.

Vertical stamp: B.S.O.

Vertical stamp: 4328 RV-2