

GREENVILLE 80-5-V

MAY 21 12 29 PM '79

DONNIE S. TANKERSLEY
R.M.C.

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BARRETT, FREDERICK W.
MARION R. J. BOSTON, ATTY.

MORTGAGE

THIS MORTGAGE is made this 21st day of May, 1979, between the Mortgagor, Ronald S. Barden and Louise S. Barden, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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").

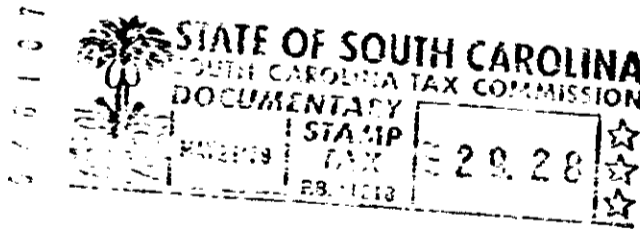
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-three thousand, two hundred and no/100ths (\$73,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 21, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2009;

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 northeasterly side of Heatherbrook Road, near the City of Greenville, S.C., being known and designated as Lot No. 13 on plat of Foxcroft, Section I, as recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 4-F, pages 2, 3, and 4, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Heatherbrook Road, said pin being the joint front corner of Lots 12 and 13 and running thence with the common line of said lots N. 86-11 E. 215.5 feet to an iron pin, the joint rear corner of Lots 12 and 13; thence N. 7-04 E. 122.4 feet to an iron pin; thence S. 88-28 W. 239.2 feet to an iron pin on the northeasterly side of Heatherbrook Road; thence with the northeasterly side of Heatherbrook Road S. 3-49 E. 130 feet to an iron pin, the point of the beginning.

THIS being the same property conveyed unto the mortgagors herein by deed of H. Jerry Alley and Connie L. Alley dated May 21, 1979, recorded MAY 21, 1979, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1162 at page 963.



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which has the address of 9 Heatherbrook Road, Greenville, South Carolina (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 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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