

GREENVILLE CO. S. C.
NOV 15 4 45 PM '79
DONNIE W. BANKERSLEY
R.M.C.

1488 813

MORTGAGE

THIS MORTGAGE is made this 16th day of November, 1979, between the Mortgagor, Bruce L. Barker and Mary L. Barker

(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 Twenty Four Thousand Eight Hundred Fifty Eight and 43/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 16, 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 December 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 tract of land in Greenville County, State of South Carolina, being known and designated as a portion of Lot 2 on plat entitled Property of Lewis A. Stewart, prepared by Campbell and Clarkson, dated August 12, 1966; and being better known as Lot No. 2 on Revision plat prepared by Campbell and Clarkson, Surveyors, dated August 16, 1971, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Stokes Road 152 feet from the Stokes Road and Garrison Road intersection at a point being known as the joint front corner of Lots 2 and 4 and running S. 81-45 W., 130 feet to an iron pin; thence running S. 27-11 W., 224.2 feet to an iron pin at the connection point of Lots 2 and 3 and running thence along the property line of said Lots S. 80-49 E., 150 feet to the joint rear corner of Lots 2 and 4 and thence running along the property line of said lots N. 18-56 E., 255.9 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Michael A. Tucker and Jackie D. Tucker recorded in the R.M.C. Office for Greenville County on November 1979, in Deed Book 1116, Page 31.

RECORDED IN SOUTH CAROLINA
NOV 15 1979
R.M.C. OFFICE
GREENVILLE, S.C.

which has the address of Route 4, Stokes Road Simsponville,
(Street) (City)
South Carolina (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-ENMA/FH/MC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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