

Mortgagee's Address: 514 North Main St., Simpsonville, S. C. 29681

S.C.

MORTGAGE

1505 786

Jul '80

THIS MORTGAGE is made this 25th day of July 1980 between the Mortgagor, Harry W. Barnum and Grace A. Barnum (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of the United States of America whose address is 201 West Main Street, Laurens, S.C. 29360 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of ---Fifty Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 25, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2010

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 lot of land in the State of South Carolina, County of Greenville, near the Town of Simpsonville, containing 2.26 acres, and being known and designated as Tract No. 18 on a plat of Rollingwood prepared by C. O. Riddle, Surveyor, and recorded in the RMC Office for Greenville County in Plat Book YY, at Page 111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly edge of Green Hill Drive, joint front corner of Lots 18 and 19 and running thence along the line of Lot 19 S. 79-58 W. 317.2 feet to an iron pin on the line of property of Mayfield; thence N. 16-01 E. 479.8 feet to an iron pin at the joint rear corner of Lots 17 and 18; thence along the line of Lot 17 S. 58-45 E. 269.8 feet to an iron pin on the westerly edge of Green Hill Drive; thence along the edge of said Drive S. 24-33 W. 92 feet; thence still with said Drive S. 10-43 W. 92 feet; thence still with said Drive S. 3-07 E. 92 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Stanley Meglic dated May 15, 1980, and recorded on May 16, 1980, in the RMC Office for Greenville County in Deed Book 1125, at Page 898.

which has the address of Lot 18, Rollingwood, P. O. Box 873, Simpsonville, S. C. 29681 (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.

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