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SOUTH CAROLINA

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MORTGAGE

THIS MORTGAGE was made this 13 day of NOVEMBER, 19 80, between the Mortgagor, Steven R. Barnum and Sally A. Barnum (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 THIRTEEN THOUSAND (\$13,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated Nov. 13, 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 68 shown on plat of the subdivision of VERDIN ESTATES recorded in the RMC Office for Greenville County in plat book 4-R page 34, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Edith Drive, the joint corner of Lots 68 & 69; thence with the southeast side of Edith Drive N. 66-08 E. 85 feet to an iron pin at the intersection of Edith Drive and Baldwin Circle; thence with said intersection S. 76-31 E. 39.7 feet to an iron pin on the west side of Baldwin Circle; thence with the west side of said street S. 39-09 E. 113.7 feet to an iron pin; thence turning S. 41-54 W. 39.37 feet to an iron pin; thence continuing S. 66-08 W. 110.8 feet to an iron pin joint rear corner of Lots 68 & 69; thence with the joint line of said lots N. 23-52 W. 150 feet to an iron pin, the point of beginning.

This is the same property conveyed to mortgagors by Fred W. Noblitt by deed of even date herewith to be recorded.

DOCUMENTARY STAMP
NOV 20 1980

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which has the address of lot 68 cor Edith Dr & Baldwin Circle MAULDIN (City)
VERDIN ESTATES (Subst)
S.C., 29662 (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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