

REC'D
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MORTGAGE
SHERSLEY

MORTGAGE

THIS MORTGAGE is made this 19th day of July, 1982, between the Mortgagor, Daniel D. Barker and Sandy D. Barker

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Eleven thousand seven hundred fifty and no cents Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 1982, (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, 1992

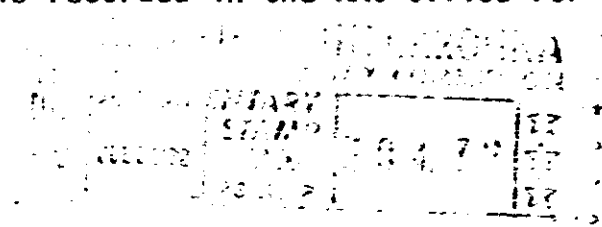
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, in Austin Township on the southeastern side of Balcombe Boulevard and being known and designated as Lot No. 33 and a 20-foot strip off of the northeastern side of Lot No. 34 on plat of "Lakewood" prepared by Webb Surveying and Mapping Company dated November, 1-64, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Balcombe Boulevard at the joint front corner of Lots 32 and 33 and running thence along the joint line of said lots S. 36-06 E. 200 feet to an iron pin; thence S. 53-54 W. 101.8 feet to an iron pin; thence S. 54-54 W. 20 feet to an iron pin at the joint front corner of Lots 33 and 34; thence continuing along said Boulevard N. 53-54 E. 100 feet to the point of beginning.

This being the same property conveyed to the mortgagor(s) herein by deed of William J. Greer and Hilda G. Greer, and recorded in the RMC Office for Greenville County, on 7-27-70, in Deed Book 894, and page 636.

This is a second mortgage and is junior in lien to that mortgage executed by Daniel D. Barker and Sandy D. Barker, in favor of First Federal Savings and Loan, which mortgage is recorded in the RMC Office for Greenville County, in Book 1161, and page 501.



which has the address of Rt 1 Balcombe Boulevard Simpsonville,
(Street) (City)
South Carolina 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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