

SEP 14 11 59 AM '82

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 14 day of September 1982, between the Mortgagor, James R. Barrett and Sandra A. Barrett, Charter Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P.O. Box 2139, Jacksonville, Fla. 32232 (herein "Lender").

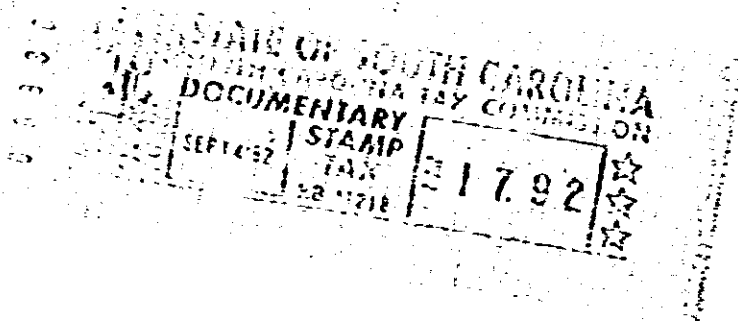
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Four Thousand, Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 14, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2012;

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 in the County of Greenville, State of South Carolina, situate, lying and being at the intersection of Tumbleweed Terrace and Pinewood Drive and being known and designated as Lot No. 65 of GROVELAND DELL Subdivision, Section 3, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 2 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

DERIVATION: See Deed of James Robert Barrett and Sandra L. Barrett dated July 8, 1982, and recorded in Deed Book 1169, Page 881. Also see Deed of Robert L. Barrett, Jr. dated July 8, 1982 and recorded in the RMC Office for Greenville County on August 16, 1982 in Deed Book 1172, Page 279.



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which has the address of Lot 65, Groveland Dell, Taylors, South Carolina 29687 (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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