

Security Federal

MORTGAGE

FILED
GREENVILLE S.C.

MAR 10 11 40 AM '83

ANNIE S. JENNERSLEY
R.M.C.

BOOK 1597 PAGE 452

THIS MORTGAGE is made this 10th day of March, 1983, between the Mortgagor, Nancy Davis Barnes, (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

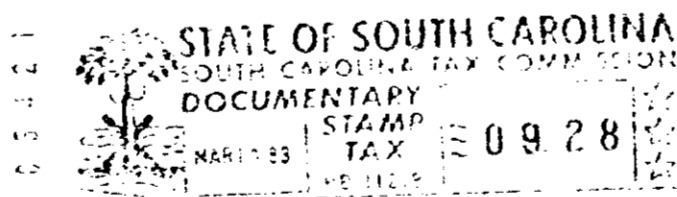
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Three Thousand One Hundred Fifty (\$23,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 10, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2013;

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 lot of land located in the County of Greenville, State of South Carolina, and being situate on the north side of Knollwood Lane in the City of Greenville, and being shown as Lot No. 173 and the eastern portion of Lot 174 on a plat of Cleveland Forest, by Dalton & Neves, Engineers, May, 1940, said plat being recorded in the RMC Office for Greenville County in Plat Book M, at Page 137, and having, according to a more recent plat thereof entitled "Property of Nancy Davis Barnes" prepared by R. B. Bruce, R. L. S. on March 7, 1983, as recorded in the RMC Office for Greenville County, S.C., in Plat Book 9-0, at Page 12, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Knollwood Lane, at the joint front corner of Lots 172 and 173 and running thence along the line of Lot 172, N. 22-09 W. 198.8 feet to an iron pin; thence, S. 72-15 W. 85.3 feet to an iron pin on the rear line of Lot No. 174; thence through Lot 174, S. 22-09 E. 204.5 feet to an iron pin on the north side of Knollwood Lane; thence along the north side of Knollwood Lane, N. 69-32 E. 25 feet to an iron pin at the joint front corner of Lots 173 and 174; thence continuing with Knollwood Lane, N. 67-51 E. 60 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Helen C. Hill dated March 10, 1983, which is being recorded simultaneously herewith in Deed Book 1184, at Page 141, of the RMC Office for Greenville County.



which has the address of 125 Knollwood Lane Greenville,
[Street] [City]
SC 29607 (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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