

MORTGAGE

BOOK 1610 PAGE 250

THIS MORTGAGE is made this 27th day of May 1983 between the Mortgagor, Ray and Dorothy P. Barton (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

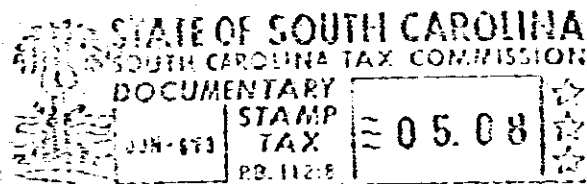
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$12,639.50 which indebtedness is evidenced by Borrower's note dated May 27, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on June 10, 1988

TO SECURE to Lender 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, 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 with all improvements thereon situate, lying and being in or near the City of Greenville, County of Greenville, state of South Carolina, and being more particularly described as LOT NO. 27, Section D, as shown on a plat entitled a Subdivision for Woodside Mills, Greenville, S. C., made by Pickell & Pickell, Engineers, Greenville, S. C., on January 14, 1950, and recorded in the RMC Office for Greenville County in Plat Book "M", at pages 111-117, inclusive. According to said plat, the within described lot is also known as No. 22 Ninth Street and fronts thereon 65.4 feet.

This property is sold subject to the restrictions, easements and conditions contained in the deed of Woodside Mills to Scott L. Greene recorded in Deed Book 410, at page 100, RMC Office for Greenville County, and subject to any all other existing or recorded easements, rights of way and restrictions affecting said property.

This being the same property conveyed to the Grantor herein by deed of Jennie P. Barton on January 9, 1956, and recorded in the RMC Office for Greenville County on January 9, 1956, in Deed Book 542, page 457.



which has the address of 22 Ninth Street, Woodside Greenville, South Carolina 29611 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
- 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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