

FILED
GREENVILLE S.C.
JUN 15 1 07 PM '83
DONNIE S. THOMPSON
R.M.C.

89-1611 PAGE 493

MORTGAGE

THIS MORTGAGE is made this 13th day of June, 1983, between the Mortgagor, Edward E. LeBarron and Debra Ann LeBarron, (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 Twelve Thousand Six Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June, 13, 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 December 12, 1983.....;

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 situate, lying, and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being shown and designated as Lot No. 32 on a plat of Windsor Park made by R. K. Campbell, Surveyor, dated March, 1960, recorded in the RMC Office for Greenville County in Plat Book RR at Page 25 and having, according to said plat, such metes and bounds as are more fully shown thereon.

Subject to any and all restrictions, easements, covenants, and rights-of-way, if any, affecting said property.

This being the same property conveyed to grantors herein by deed of Alvin E. Drake and Dorothy P. Drake dated and recorded April 20, 1979, in Book 1100 at Page 936.

Grantees agree to assume that certain mortgage given to Greer Federal Savings and Loan Association dated and recorded April 20, 1979, in the original amount of \$31,000.00 and having an unpaid principal balance of \$30,545.53.

This being the same property conveyed to Stanley T. Ford and Teresa S. Ford and recorded in the RMC Office for Greenville County on April 20, 1979, in Deed Book 1463 at Page 837. This being the same property assumed from Stanley T. Ford and Teresa S. Ford by Edward E. LeBarron and Debra Ann LeBarron on October 19, 1979.

This is a second mortgage and is Junior in Lien to that Mortgage executed by Stanley T. Ford and Teresa S. Ford and assumed by Edward E. LeBarron and Debra Ann LeBarron to Greer Federal Savings and Loan Association which mortgage is recorded in RMC Office for Greenville County on April 20, 1970, in Book 1463 at Page 837. The assumption by Edward E. LeBarron and Debra Ann LeBarron being dated October 19, 1979.

which has the address of 124 Woodridge Circle, Greenville,
(Street) (City)

South Carolina 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.