



MORTGAGE

THIS MORTGAGE is made this 17th day of August, 1984, between the Mortgagor, Keith Barnett and Deloris Barnett, (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 Four Thousand Eighty and 23/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 1984, (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, 1985;

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 situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Bob White Lane and on the western side of Broad Vista Boulevard and being known and designated as Lot No. 137 on plat of Super Highway Home Sites recorded in the RMC Office for Greenville County in Plat Book "A", at Pages 52 and 53 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Bob White Lane at the joint front corner of Lots Nos. 137 and 138 and running thence along the line of Lot No. 138 N. 14-03 W. 110 feet to an iron pin; thence with the line of Lot No. 141 N. 74-56 E. 105 feet to an iron pin on the western side of Broad Vista Boulevard; thence with said Boulevard S. 19-0 E. 73 feet to an iron pin; thence with the curve of Bob White Lane and Broad Vista Boulevard, the chord being S. 23-08 W. 37.3 feet to an iron pin on the north side of Bob White Lane; thence along Bob White Lane S. 69-55 W. 89.4 feet to the point of beginning.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is the same property conveyed to the grantor herein by deed of B. J. Henderson, dated November 15, 1979 and recorded in the RMC Office for Greenville County, SC in Deed Book 1116 at Page 4 on November 19, 1979.

This is a second mortgage junior in lien to that mortgage recorded on _____ in Book _____, at Page _____ in the RMC Office of Greenville County, State of South Carolina.

which has the address of 7 Bob White Lane, Taylors, S. C., 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 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.

400 8 1801

RTB 6

1328-172