MORTGAGE OF REAL ESTATE—Propaged by WILKINS & WILKINS, Attorneys at Law, Greenville, S. Q. 8008 1536 PAGE 209

STATE OF SOUTH CAROLINA 27 8 51 M 91 COUNTY OF GREENVILLEONNI STANKERSLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

CLAUDE C. BARNETT & MITZI A. BARNETT

(hereinafter referred to as Mortgagor) is well and truly indebted unto SHARONVIEW FEDERAL CREDIT UNION

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

TWENTY THREE THOUSAND FIVE HUNDRED ------ Dollars (\$ 23,500.00 ) due and payable in 288 successive installments of \$162.20 beginning on April 15, 1981 and continuing semi-monthly thereafter until paid in full; interest has been computed and added in the payments.

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The mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as UNIT 13-C of SUMMIT PLACE HORIZONTAL PROPERTY REGIME, Phase I, more fully described in Master Deed dated November 7, 1980 and recorded in the RMC Office for Greenville County, S. C. in deed book 1136 at pages 867 through 932, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County in plat book 7-X at page 55.

This is the same property conveyed to mortgagors by Westminster Company, Inc. by deed of even date herewith, to be recorded herewith.

"The entire balance of the note secured hereby and this mortgage shall be immediately due and payable upon transfer of the property listed."

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Mortgagee address: PO Box 32414 Charlotte, N. C. 28232

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.