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BOOK 1699 PAGE 303

MORTGAGE

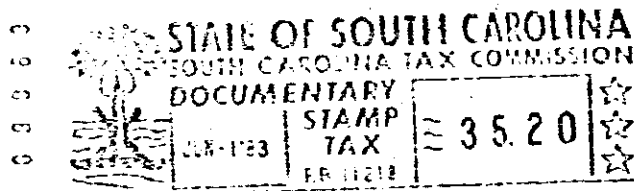
THIS MORTGAGE is made this 31 day of May, 19 83, between the Mortgagor, J. Edward Barton and Barbara Barton, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Eight Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 June 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 tract of land situate, lying and being in the County of Greenville, State of South Carolina at the Northeastern intersection of Hammond Road and Georgia Road, being known and designated as Tract No. 7 on Plat of Standing Springs Subdivision, dated March 18, 1969, made by C.O. Riddle and recorded in the RMC Office for Greenville County, South Carolina in Plat Book WWW, Page 49; said property being further shown and designated as Lot No. 7 on a Plat entitled "Property of J. Edwin Barton & Barbara Barton", dated May 30, 1983, made by Freeland & Associates and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-R, Page 46, reference to which plat is hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the Borrower herein by deed of Catherine Walker Grubbs, dated May 31, 1983, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1189 at Page 281, June 1, 1983.



which has the address of Lot #7, West Georgia Road Simpsonville, (Street) (City) S.C. 29681 (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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