

Aug 7 4 21 PM '74 MORTGAGE

THIS MORTGAGE is made this 6th day of August, 1974, between the Mortgagor, <sup>R.H.C.</sup> ~~VERSLEY~~ Gerald D. Harris

(herein "Borrower"), and the Mortgagee, Security Federal Savings & Loan Association, a corporation organized and existing under the laws of \_\_\_\_\_, whose address is E. Camperdown Way, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand and No/100 (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 10, 1999

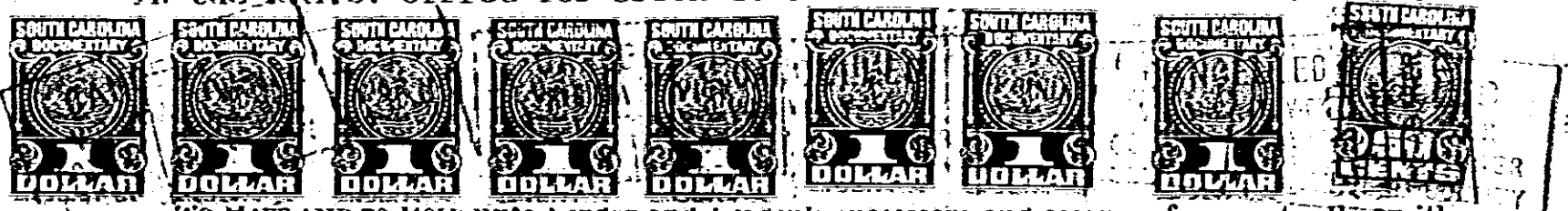
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Saluda Township, containing 8.6 acres, more or less, according to a survey and plat by Terry T. Dill, dated December 2, 1950, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern bank of the North Saluda River at the joint corner of property formerly owned by Iva S. Simpson, and running thence with the line of said property N. 49-45 E. 1,365 feet to a point on the line of property now or formerly owned by Gilbert; thence with the Gilbert line, S. 71-15 W. 1,472 feet to an iron pin on the eastern bank of the North Saluda River; thence in a southerly direction down the course of said River 544 feet to the point of beginning; also, all of Mortgagor's right, title and interest in and to a right-of-way for ingress and egress over the property formerly owned by Iva S. Simpson, which right-of-way was granted to a predecessor in title by deed recorded in the R.M.C. Office for Greenville County in Deeds Book 628, at Page 409.

Reserving, however, the right-of-way previously granted by Mortgagor to his predecessors in title; a 25-foot strip of land crossing the within property for use for ingress and egress to other lands of Mortgagor's grantors.

This being the identical property conveyed to Mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deeds Book 924, at Page 29.

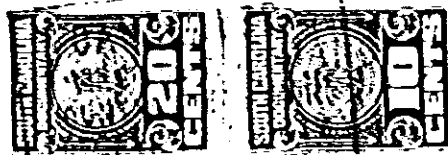


TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all 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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.



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