

GREENVILLE
Jul 27 12 11 PM '83
DONNIE S. TANKERSLEY
R.H.C.

P. O. Box 408
Greenville SC 29602

BOOK 1817 PAGE 946

MORTGAGE

THIS MORTGAGE is made this 20th day of July, 1983, between the Mortgagor, Albert R. and Rose H. Harmon, (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 Eight thousand five hundred thirty six and ninety six cents Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 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 July 31, 1991.....;

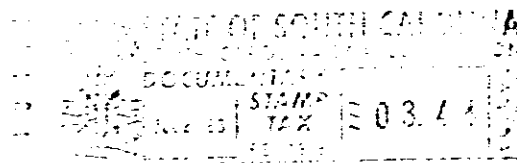
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land with the buildings and improvements thereon, situate on the West side of Batesville Road near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 3 on plat of property of Thomas B. Waters recorded in the RMC Office for Greenville County, S. C., in Plat Book 00, Page 313, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Batesville Road at the joint front corner of Lots 2 and 3 and runs thence along the line of Lot No. 2, S 80-30 W. 248.9 feet to an iron pin; thence N 9-30 W 175 feet to an iron pin; thence along the line of Lot No. 4, N. 80-30 E 248.9 feet to a point in the center of Batesville Road; thence along the center of Batesville Road, S. 9-30 E 175 feet to the beginning corner.

This being the same property conveyed to the mortgagor(s) herein by deed of James Troy Godwin, and recorded in the RMC Office for Greenville County, on 05-30-68, in Deed Book 845, and page 164.

This is a second mortgage and is junior in lien to that mortgage executed by Albert R. and Rose H. Harmon, in favor of Collateral Investment Company, which mortgage is recorded in the RMC Office for Greenville County, in Book 1093, and page 553.



which has the address of Rt 5 Box 383 Batesville Rd Simpsonville,
(City)
SC 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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