

REGULATION NO. 22
COMPLIED WITH

FILED
GREENVILLE CO. S. C.

JUN 15 9 52 AM '73

MORTGAGE

BOOK 1281 PAGE 573

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this June 11, 1973,
between the Mortgagor, Donald L. Harrison

and the Mortgagee, Security Federal Savings and Loan Association of Greenville, Greenville, S.C. (herein "Borrower"),
organized and existing under the laws of South Carolina, a corporation, whose address
is Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand and No/100 (\$36,000.00) 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 June 10, 1998

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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, county of Greenville, in Greenville Township and lying and being on the East side of McDaniel Avenue, in the City of Greenville, being known and designated as Lot No. 1 as shown on a Plat of Property of Estate of John T. Jenkinson, said Plat being recorded in the RMC Office for Greenville County in Plat Book H, at Page 207, and having, according to a more recent Plat made by R. E. Dalton, Engineers, dated September, 1939, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of McDaniel Avenue, which iron pin is 75 feet north from the northeastern intersection of McDaniel Avenue and Lanneau Drive, at the joint front corner of Lots Nos. 1 and 2 and running thence with the joint line of said Lots, S. 70-48 E. 191.3 feet to an iron pin on the line of Lot No. 34; thence with the line of said Lot, N. 21-44 E. 82.3 feet to an iron pin; thence N. 73-09 W. 208.2 feet to an iron pin on the East side of McDaniel Avenue; thence with the East side of McDaniel Avenue, S. 9-21 W. 75 feet to an iron pin, the point of beginning.

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 seized 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.