

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 5th day of October 1976, between the Mortgagor, JULIAN E. HARMON (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand and 00/100— (\$14,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1976

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 located in the County of Greenville, State of South Carolina, and being known and designated as Lot 84 on a plat of Crescent Terrace, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book E at Page 137 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the joint front corner of Lots 83 and 84 and running thence along the joint line of said Lots S. 84-19 W. 175 feet to a corner; thence S. 5-41 E. 70 feet to a corner of Lots 84 and 85; thence N. 84-19 E. 175 feet to the west side of Capers Street; thence along Capers Street N. 5-41 W. 70 feet to the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of Gerald E. Harmon, said deed being dated January 25, 1969 and recorded in the R.M.C. Office for Greenville County in Deed Book 862 at Page 110.



which has the address of 122 Capers Street Greenville S. C. 29605 (herein "Property Address");

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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