

FILED
GREENVILLE CO. S. C.

BOOK 1393 PAGE 202

MAR 31 4 51 PM '77

FANT
MORTGAGE

DORNE S. TANKERSLEY

THIS MORTGAGE is made this 31 day of March, 1977, between the Mortgagor, David L. Harrison and Dorothy C. Harrison (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand, Six Hundred and NO/100-----(\$45,600.00)-- Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1st April, 1997;

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 those pieces, parcels and lots of land near the City of Greenville, County of Greenville, State of South Carolina situate, lying and being on the southwest side of Stevens Street and being known and designated as Lots Nos. 2 and 3 as shown on a Plat entitled Subdivision of "F. H. Earle Property", prepared by Pickell & Pickell, Eng., February 26, 1951, recorded in the RMC Office for Greenville County, S. C. In plat Book Z, at Page 191, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Stevens Street at the joint front corner of Lots Nos. 1 and 2, and running thence along the line of Lot No. 1, S. 73-37 W. 165.5 feet to an iron pin in the line of Lot No. 20; thence with the line of Lots Nos. 20 and 19, S. 25-38 W, 100 feet to an iron pin in the line of Lot No. 18; thence with the line of Lot No. 18, S. 57-08 E., 107.8 feet to an iron pin at the joint rear corner of Lots Nos. 3, 4, 8 and 18; thence with the line of Lot No. 4, N. 72-08 E., 190.5 feet to an iron pin on the Southwest side of Stevens Street; thence with the Southwest side of Stevens Street, N. 29-50 W., 78.8 feet to an iron pin continuing with the Southwest side of Stevens Street, N. 24-25 W. 75 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by Deed of Patrick C. Fant, Jr. and D. Denby Davenport, Jr. to be recorded herewith:

which has the address of 8 Steven Street Greenville, S. C. 29605
(Street) (City)
29605 (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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