

X  
FILED  
GREENVILLE CO. S. C.  
OCT 26 1 52 PM '77  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1413 PAGE 915

## MORTGAGE

THIS MORTGAGE is made this 25th day of October, 1977, between the Mortgagor, Charles R. Harris, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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 Thirty-Five Thousand One Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 1977, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2007

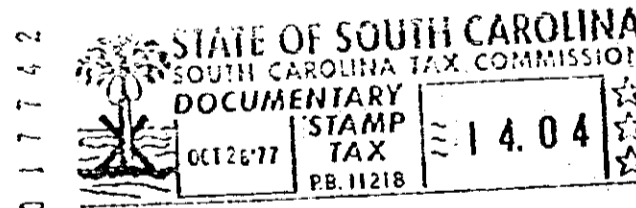
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, with improvements thereon, situate, lying and being in Greenville County, South Carolina, in PEPPERTREE Subdivision, known and designated as Lot No. 7, Peppertree, Section No. 1, on a plat dated February 17, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 72, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point located on the western side of Sundown Circle, joint front corner of Lots 6 and 7; thence S.78-24 W. 131.5 feet to a point; thence N.05-52 W. 100.0 feet to a point; thence N.38-27 E. 44.8 feet to a point, joint corner of Lots 7 and 8; thence S.65-00 E. 120.0 feet to a point located on the western side of Sundown Circle; thence along the curve of said Sundown Circle, S.01-59 E. 30.0 feet to a point; thence S.36-19 E. 30.0 feet to a point, the point of beginning.

This is the same property as that conveyed to the Mortgagor herein by deed from R. David Kennerly recorded in the RMC Office for Greenville County on October 26, 1977.

The mailing address of the Mortgagee herein is P. O. Box 937, Greenville, S. C. 29602.



which has the address of 1013 Sundown Circle, Taylors,  
[Street] [City]  
South Carolina 29687 (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.