

301 College St.
Greenville, SC

BOOK 1482 PAGE 155

FILED
S.C.
3 33 AM
MORTGAGE
BANKERSLEY
R.M.C.

THIS MORTGAGE is made this 26th day of September,
19 79, between the Mortgagor, James R. Garrison and Harriett B. Garrison,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, 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 Forty-one Thousand, Three
Hundred, Two and 88/100 Dollars, which indebtedness is evidenced by Borrower's
note dated September 26, 1979, (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, 2006

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 situate, lying and being on the north-
eastern side of St. Augustine Drive, in the County of Greenville, State of South
Carolina, being known and designated as Lot 32 on a plat of Pehlham Estates, prepared
by C. O. Riddle, July 1966, recorded in the RMC Office for Greenville County, S.C.
in Plat Book PPP at Pages 28 and 29, and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of St. Augustine Drive at the joint
front corner of Lots 31 and 32 and running thence along the common line of said Lots,
N. 31-17 E. 200 feet to a point; thence along the rear lines of Lots 27 and 26,
S. 58-43 E. 200 feet to a point; thence along the common line of Lots 32 and 33,
S. 31-17 W. 200 feet to a point on the northeastern side of St. Augustine Drive;
thence along the said St. Augustine Drive, N. 58-43 W. 200 feet to the point of
beginning.

THIS being the same property conveyed to the mortgagors herein by deed of William
Roger Holden, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 16.55

which has the address of 18 St. Augustine Drive, Greenville, South Carolina
(Street) (City)
(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.

GCTD
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A. M. C. I.

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