

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
MARCH 15 4:00 PM '81
DONALD W. BERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1535 PAGE 716

WHEREAS, Barry L. Harrison and Wanda W. Harrison

(hereinafter referred to as Mortgagor) is well and truly indebted unto Tri-Co Investments, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Fifteen thousand and no/100ths

Dollars \$ 15,000.00 due and payable
in 240 monthly installments of One Hundred Sixty-Five and 17/100ths
(165.17) dollars beginning MARCH 15, 1981, and continuing on the First
day of each month thereafter until paid in full.

with interest thereon from date at the rate of 12.00 per centum per annum, to be paid monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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, near the Town of Simpsonville, containing 2.85 acres, more or less, according to Plat prepared for Barry L. Harrison by J. L. Montgomery, III, RLS, dated February 18, 1981 and recorded in Plat Book 8-M at Page 42, and having according to said Plat the following metes and bounds to-wit:

BEGINNING at an old iron pin in the Eastern edge of Sunshine Drive, joint corner with the other property of Barry L. Harrison and running thence along joint line S. 78-36 E., 250 feet to an iron pin; thence N. 8-04 E., 234 feet to an iron pin; thence S. 78-36 E., 81.3 feet to a point in or near a branch; thence along said branch as follows: S. 18-41 W., 100 feet to a point; thence S. 4-20 E., 68 feet to a point; thence S. 15-40 E., 115 feet to a point; thence S. 2-58 E., 130 feet to a point; thence S. 28-44 E., 70 feet to a point; thence S. 4-27 W., 85 feet to a point; thence S. 26-26 E., 174.6 feet to a point; thence leaving said branch and running N. 49-58 W., 366.8 feet to a point; thence N. 48-21 W., 316.2 feet to an iron pin; thence N. 25-10 E., 103.07 feet to an iron pin, the point of beginning.

THIS being a portion of the same property conveyed to Tri-Co Investments, Inc. by deed of W. C. Cook dated March 6, 1974 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 994 at Page 787 on March 7, 1974.

MAKER shall have the right to pre-pay at any time without penalty. This obligation and the mortgage which secures it may not be assumed or assigned to any other person without the payee's prior written consent.

THIS being the same property conveyed to the Mortgagor(s) herein by deed of Tri-Co Investments, Inc., of even date, to be recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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