

FILED
GREENVILLE S.C.
APR 2 3 22 PM '81
SONNENBACHERSLEY
R.M.C.

FIRST FEDERAL
P. O. BOX 403
GREENVILLE S. C. 29602

BOOK 1537 PAGE 94

MORTGAGE

THIS MORTGAGE is made this 1st day of April, 1981, between the Mortgagor, Gary R. and Carol L. Harvey, (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 \$10,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated April 1, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1991.....;

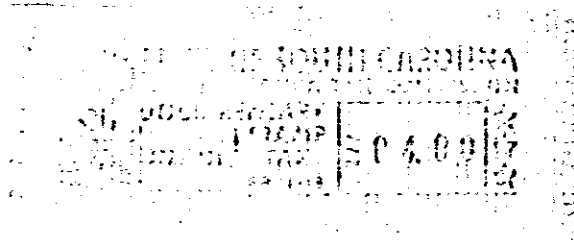
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 10 on a Plat of Country Estates, Section II, recorded in Plat Book 5R at Page 72 of the RMC office for Greenville County, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Carolina Way, joint corner Lots 10 and 11 and running thence with the line of Lot 11, N. 88-36 W., 355.8 feet to an iron pin; thence N. 33-29 E., 188.95 feet to an iron pin; thence N. 17-21-30 E., 50 feet to an iron pin; thence with the line of Lot 9, S. 86-38 E., 241.45 feet to an iron pin on the western side of Carolina way; thence with the western side of said Carolina Way, S. 3-40 W., 100 feet and S. 1-04 E., 100 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of George O'Shields Builders, Inc. and recorded in the RMC office for Greenville County on September 29, 1978 in Deed Book 1088 at Page 836.

This is second mortgage and is Junior in Lien to that mortgage executed by Gary R. and Carol J. Harvey which mortgage is recorded in RMC office for Greenville county in book 1414 at page 848.



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which has the address of Lot 10 Carolina Way, Fountain Inn, (City)
SC 29644 (State and Zip Code) (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 seized 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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