

SEP 7 10 26 AM '82  
DONNIE S. TANKERSLEY  
R.M.C.

1579 820

# MORTGAGE

THIS MORTGAGE is made this 3rd day of September 1982, between the Mortgagor, JERRY J. HARRISON (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifty-eight Thousand (\$158,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 3, 1982 (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, 2012.

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 in the State of South Carolina, County of Greenville, being known and designated as Lot No. 38 of a subdivision known as Section 2, Meyers Park, Amended, prepared by C. O. Riddle, dated September 27, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P at Page 54 and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Forest Lane at the joint front corner of Lots 38 and 39 and running thence with the joint line of said Lots S. 23-21 W. 296.23 feet to an iron pin; running thence S. 46-34 W. 41.15 feet to an iron pin; running thence N. 40-38 W. 138.89 feet to an iron pin, joint rear corner of Lots 37 and 38; running thence with the joint line of said lots N. 27-18 E. 278 feet to an iron pin on the southern side of Forest Lane, joint front corner of Lots 37 and 38; thence with the southern side of Forest Lane S. 64-40 E. 122 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Clyde F. Boland, Jr., dated April 12, 1979, and recorded on April 12, 1979, in the R.M.C. Office for Greenville County, South Carolina, in Book 1100 at Page 389.

which has the address of 81 Forest Lane, Greenville, South Carolina 29605 (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 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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