

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
REF NO. 100-100000  
AUG 25 3 41 PM '83

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THEODORE T. HARRIS and REBECCA H. HARRIS

hereinafter referred to as Mortgagor) is well and truly indebted unto MARK C. ASHER and MARJORIE C. ASHER

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

Seventy-seven Thousand and no/100-----Dollars (\$77,000.00) due and payable in 119 monthly installments of Seven Hundred Thirty-three and 29/100 Dollars (\$733.29) each commencing on September 25, 1983 and continuing on the 25th day of each month thereafter and including July 25, 1993 with one final payment of all remaining unpaid principal plus interest accrued thereon being due and payable on August 25, 1993; all of said payments to be applied first to interest at the rate of 11% per annum and then to principal; any interest not paid when due to bear interest at the same rate as principal.

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 signing 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, the Mortgagee's heirs, 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, on the eastern side of Corrine Drive in the City of Greenville, being known and designated as Lot 74 and the adjoining 60 feet of the northwestern side of Lot 73, Block P, on a plat of UNIVERSITY HEIGHTS made by Piedmont Engineering Service dated January, 1949, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB at Page 21, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Corrine Drive at the joint front corner of Lots Nos. 77 and 74 and running thence along the common line of said lots, N. 56-37 E. 207.5 feet to an iron pin; thence S. 32-07 E. 160 feet to a point in the rear line of Lot No. 73; thence along a new line through Lot No. 73, S. 56-37 W. 209 feet, more or less, to a point on the northeastern side of Corrine Drive in the front line of Lot No. 73; thence along the northeastern side of Corrine Drive, N. 31-13 W. 160 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagors herein by Deed of John M. Manthei and Cheryl Manthei by Deed recorded the 28th day of June, 1982 in Deed Book 1169 at Page 289, Greenville County R.M.C. Office.

So long as the indebtedness secured by this Mortgage remains unpaid, the mortgaged property may not be transferred to any third party without first obtaining the written consent of the Mortgagees. Any such transfer without the written consent of the Mortgagees shall be considered a default under the terms of this Mortgage and in such event the Mortgagees may accelerate the maturity date by demanding immediate payment in full of the entire remaining unpaid principal balance plus interest thereon.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee further covenants to warrant and defend against all and singular the said premises unto the Mortgagee forever, free and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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