

MORTGAGE

FEB 7 4 21 PM '84

THIS MORTGAGE is made this 6th day of February, 1984 between the Mortgagor, George G. Harry and Regina A. Harry (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings & Loan Association, its successors and/or assigns, a corporation organized and existing under the laws of South Carolina, whose address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

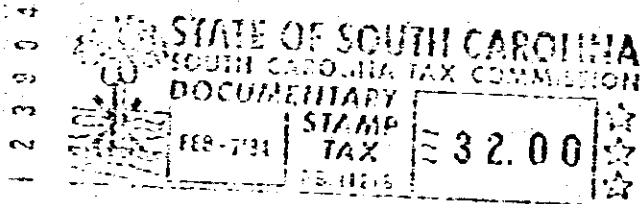
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand and no/100 (\$80,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 6, 1984 (herein "Note"), providing for monthly payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1985.

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: consisting of 2.17 acres on Rolling Green Circle, as shown on plat of Freeland & Associates entitled "Rolling Green Part Lot 2 Property of George G. Harry and Regina A. Harry, drawing No. 10175, dated 12-6-83, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 10-E at Page 72, on the 7th day of December, 1983.

BEGINNING at southeastern corner or said lot, being the joint corner of Lot No. 3 and Rolling Green Circle; thence continuing along Rolling Green Circle in a westerly direction S. 85-35 W. 182.37' to the corner of Rolling Green Road and Part Lot 2; thence N. 3-05 E. 467.51'; thence S. 84-02 E. 240.04'; thence continuing along Lot No. 3, S. 10-51 W. 435.64' to the point and place of beginning.

This being the same property conveyed to Mortgagor by deed of George A. Cumbus, dated December 7, 1983, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1202 at Page 17, on December 17, 1983.

This property is conveyed subject to protective covenants recorded in Deed Book 299 at Page 271, aforesaid records.



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which has the address of Route 2, Rolling Green Circle, Greenville South Carolina 29615 (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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