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DONNIE S. VANCELEY  
R.M.C.

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First Federal Savings & Loan Assn.  
of Spartanburg

# MORTGAGE

380 E. Main St. Spartanburg, S.C. 29304

THIS MORTGAGE is made this 15th day of February, 1984, between the Mortgagor, Billy H. Harris and Lera Y. Harris (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Two Thousand and No/100-- (\$32,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 15, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2014

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 further advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof therein "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 the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Old Easley Bridge Road, as shown on a plat of property of James A. Kilby and Edna C. Kilby made by Charles K. Dunn and T. Craig Keith, R.L.S., dated April 14, 1976, containing 3.32 acres, more or less, and further being shown in a more recent plat prepared by W. R. Willilams, Jr., R.L.S. #3979, dated February 14, 1984, entitled "Survey for Billy H. Harris and Lera Y. Harris", shown as 3.26 acres, recorded in the RMC Office for Greenville County in Plat Book 10-I at Page 10; and having according to said more recent plat, the following metes and bounds, to-wit:

/Easley

BEGINNING at an iron pin on the northern side of Old Bridge Road, said pin being 315 feet West of the intersection of Old Easley Bridge Road and Stallings Road and running thence along the line of property, now or formerly, of Logan N. 0-24 E. 186.6 feet to an iron pin; thence along the line of property, now or formerly, of Thomas N. 0-19 E. 593.7 feet to an iron; thence N. 0-14 E. 73.8 feet crossing a branch to an iron pin; thence S. 53-19 W. 100.2 feet to an iron pin; thence S. 39-42 W. 65.5 feet to an iron pin; thence S. 64-03 W. 50.5 feet to an iron pin; thence along the line of property of Taylor S. 3-14 W. 121.0 feet to an iron pin; thence along the line of property of Jones S. 3-06 W. 247.0 feet to an iron pin; thence along the line of Garret S. 2-42 W. 333.8 feet to an iron pin on the northern side of Old Easley Bridge Road; thence along the northern side of Old Easley Bridge Road S. 80-51 E. 100.1 feet to an iron; thence continuing along the northern side of said Road S. 87-10 E. 100.0 feet to an iron pin, the BEGINNING corner. Said property consisting of 3.26 acres.

This being the same property conveyed unto mortgagors by deed of Jesse T. Cantrell and Carolyn M. Cantrell executed and recorded of even date herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
FEB 15 21 TAX \$ 12.80  
25 11218

which has the address of Rt. 8, Old Easley Bridge Road, Greenville, SC 29611 (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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