

MORTGAGE

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THIS MORTGAGE is made this 9th day of April 1984, between the Mortgagor, Richard A. Hardison and Rebecca W. Hardison (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington Street, Greenville, South Carolina 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 9, 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 May 1, 1999.

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 County of Greenville, State of South Carolina, and being known and designated as Lot No. 640, Sugar Creek Subdivision, Map 2, Section 3, according to a plat prepared of said subdivision by C. L. Riddle, Surveyor, December 14, 1983, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-W, at Page 63, and according to said plat having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of North Wingfield Road and running thence, S. 58-37 W. 157.99 feet to an iron pin; thence, S. 10-36 E. 100.21 feet to an iron pin on the edge of East Shallowstone Road; thence running with the edge of said Road, N. 71-44-33 E. 20.35 feet to an iron pin on the edge of said Road; thence continuing with the edge of said Road, N. 79-52 E. 19.34 feet to an iron pin on the edge of said Road; thence continuing with the edge of said Road, N. 78-25-29 E. 100 feet to an iron pin on the edge of said Road; thence continuing with the edge of said Road, N. 60-27 E. 38.68 feet to an iron pin on the edge of said Road; thence running with the intersection of East Shallowstone Road and North Wingfield Road, N. 12-32 E. 35.36 feet to an iron pin on the edge of North Wingfield Road; thence running with the edge of said Road, N. 32-28 W. 50 feet to an iron pin on the edge of said Road; thence continuing with the edge of said Road, N. 31-56 W. 65 feet to an iron pin on the edge of said Road, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc., of even date herewith, which said deed is being recorded simultaneously with the recording of the within instrument.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA, GREENVILLE COUNTY, ON APRIL 11, 1984, AT 10:00 AM. BY [Signature] STAMP TAX \$ 24.00

which has the address of 111 East Shallowstone Road Greer, South Carolina 29651 (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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