

MORTGAGE

THIS MORTGAGE is made this 6th day of April, 1984, between the Mortgagor, GEORGE F. HARBIN, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

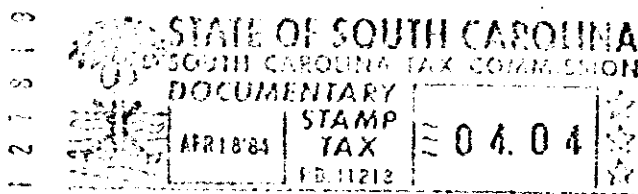
WHEREAS Borrower is indebted to Lender in the principal sum of \$10,083.04 (Ten THOUSAND EIGHTY THREE DOLLARS AND 04/100) Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 30, 1991;

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 lot of land lying in the State of South Carolina, County of Greenville, near the Town of Simpsonville, Austin Township, lying on the eastern side of Sellwood Circle, shown as Lot 50 on plat of Section 1 of Westwood Subdivision recorded in Plat Book 4-F at Page 21, and having the following courses and distances:

BEGINNING at an iron pin on the eastern side of Sellwood Circle at the joint corners of Lots 49 and 50 and running thence due east along the rear lines of Lots 48 and 49, 223.9 feet to an iron pin; thence N. 0-06 E. 100 feet to an iron pin; thence along the line of Lot 51 due west 225 feet to an iron pin on the east side of Sellwood Circle; thence along Sellwood Circle, S. 3-22 E. 100 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by deed of Kerry W. McGaha recorded March 28, 1973, in the RMC Office for Greenville County in Deed Book 971 at Page 294.



which has the address of 107 Sellwood Circle, Simpsonville, S. C. 29681 (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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