

DEC 19 11 27 AM '84
DONNIE S. WALKERSLEY
R.M.C.

COMMERCIAL MORTGAGE

THIS MORTGAGE is made this SEVENTH day of DECEMBER,
19 84, between the Mortgagor, C.W. HARRIS,
(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 \$30,000.00 THIRTY
THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's
note/agreement dated 12/7/84, (herein "Note"), said principal sum being payable as set
forth in said note with interest at the rate set forth therein, with the balance of the indebtedness, if not
sooner paid, due and payable on DECEMBER 7, 1999, subject to future advances or renewals.

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 piece, parcel or lot of land situate, lying and being in the State
of South Carolina, County of Greenville, being known and designated as Lot No. 78
on Augusta Road of a subdivision known as Pecan Terrace as shown on a plat thereof
being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book
GG at Page 9 and having, according to said plat, the following metes and bounds,
to-wit:

Beginning at an iron pin on the eastern side of Augusta Road, U.S. Highway 25,
at the joint front corner of lots 78 and 79, and running thence with the joint line
of said lots S. 74-47 E. 154.7 feet to an iron pin on Air Base Railway Siding right-
of-way line, thence with said right-of-way line N. 25-26 W. 190 feet to an iron pin
on a view right-of-way line of the Augusta Road; thence with said view line S. 59-04
W. 47.4 feet to an iron pin on the eastern line of Augusta Road, thence with said
road S. 14-12 W. 110 feet to the beginning corner.

The within conveyance is subject to restrictions, covenants, easements, rights-
of-way, zoning regulations, and other matters shown on the above Plat, and recorded
in the RMC Office for Greenville County, South Carolina, in Deed Book 500, Page 534,
and as may appear of record or on the premises.

The above property is the same property conveyed to the Grantor by Lillian R.
Taylor by her deed dated April 30, 1984, and recorded in the RMC Office on April
30, 1984, in Deed Book 1211, Page 497.

which has the address of 6417 A&B AUGUSTA ROAD, GREENVILLE
(Street) (City)
S.C. 29605 (herein "Property Address");
(State and Zip Code)

CHECK IF APPLICABLE: This is a second mortgage and is subject to the lien of a first mortgage
executed by _____ to _____ of record in Mortgage Book
_____ Page _____, in the Register's Office for _____ County, South Carolina.

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, including furniture, furnishings and equipment
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 seized 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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