



MORTGAGE

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THIS MORTGAGE is made this 18th day of December 1984, between the Mortgagor, Robert E. and Patricia M. Harrison (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 300 EAST KCBEE AVENUE GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen thousand and 00/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 12/18/84 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 8/15/85

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeasterly side of Chisolm Trail, in the City of Greenville, SC being known and designated as Lot No. 8 on plat entitled "Final Plat, Section No. 2, Parkins Lake Development" as recorded in the RMC Office for Greenville County, SC in Plat Book YY, page 93 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Chisolm Trail, said pin being the front corner of Lots 8 and 9 and running thence with the southeasterly side of Chisolm Trail N 37-15 E 62.3 feet to an iron pin; thence continuing with the southeasterly side of Chisolm Trail N 33-55 E. 77.7 feet to an iron pin, the joint front corner of Lots 7 and 8; thence with the common line of said lots S 51-23 E 185.6 feet to an iron pin, the joint rear corner of Lots 7 and 8; thence S 33-55 W 100.6 feet to an iron pin; thence S 61-28 W 30 feet to an iron pin, the joint rear corner of Lots 8 and 9; thence with the common line of said lots N 55-16 W 174.7 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Robert A. Brown recorded in the RMC Office for Greenville County, SC, in Deed Book 1078 page 990 on May 11, 1978.

which has the address of 39 Chisolm Trail Greenville, South Carolina 29607 (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 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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