

FILED
GREENVILLE CO. S. C.

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CONNIE S. TANKERSLEY
R.M.C.

BOOK 1426 PAGE 597

MORTGAGE

THIS MORTGAGE is made this 21st day of March, 1978, between the Mortgagor, Dennis D. Garrison and Debra F. Garrison, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

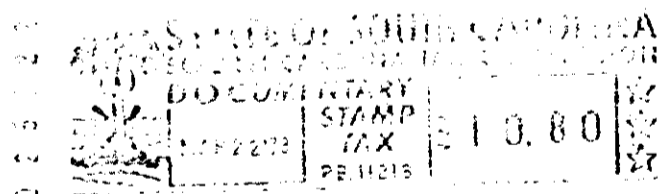
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand and No/100 (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 21, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2008

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 Paris Mountain Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 21 on plat of Property of Walter J. Farr recorded in the RMC Office for Greenville County in Plat Book HH, at Page 123, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Leland Circle at the joint corner of Lots 20 and 21 and running thence along the line of said lots S 82-50 W 185 feet to an iron pin; thence N 07-10 W 55.9 feet to an iron pin; thence N 68-00 E 191.3 feet to an iron pin; thence along the western side of Leland Circle S 07-10 E 104.7 feet to the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed of Lee H. Garrison and Beulah Garrison, to be executed and recorded of even date herewith.



which has the address of 15 Leland Circle Greenville,
[Street] [City]
S. C. 29611 (herein "Property Address");
[State and Zip Code]

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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