

MORTGAGE

GREENVILLE CO. S. C.
OCT 6 2 46 PM '80
DONNIE S. TAYLOR

THIS MORTGAGE is made this 3rd day of October 1980 between the Mortgagor, Eddie R. Harbin (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of 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 Fifty-Two Thousand and 00/100 (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated Oct. 3, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2010;

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:

4000

ALL that piece, parcel or lot of land, situate, lying and being on the Northwestern side of Westview Avenue, in the City of Greenville, County of Greenville, South Carolina, and known and designated as Lot 10 of a subdivision known as Section 2, Lost Valley, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, at Page 36, reference to which is hereby carved for a more complete and accurate description of said lot.

DERIVATION: This being the same property conveyed to Mortgagor herein by Deed of John M. Lahti and Sue H. Lahti dated October 1st, 1980, said deed to be recorded herewith at Deed Book 1134, Page 939.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
OCT-78
20.80

which has the address of 70 Westview Avenue, Greenville, South Carolina, 29609 (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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