STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WHEREAS, We, James C. Harris and Comelia H. Harris

(hereinafter referred to as Mortgagor) is well and truly indekted unto Capital Bank and Trust

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Twelve thousand

Dollars (\$12,000.00) due and payable

one hundred seventy-nine days (179) from date

with interest thereon from date

at the rate of 9%

per centum per annum, to be paid: at maturity

in addițion to principal

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

All that piece, parcel or tract of land situate in Oaklawn Township near Pelzer, in the County of Greenville, State of South Carolina, on the northwestern side of Hamby Street and containing 2.15 acres, more or less, and having, according to a survey prepared by John C. Smith, dated August 10, 1968, the following metes and bounds, to wit:

Beginning at an iron pin on the northwestern side of Hamby Street in the line of property owned by Grantees and running thence along Grantee's line N. 84-30 W. 271 feet to an iron pin; thence N. 24-20 W. 307 feet to an iron pin; thence N. 76-18 E. 149.9 feet to an iron pin; thence S. 56-36 E. 378.9 feet to an iron pin on the northwestern side of Hamby Street; thence along said Street S. 24-54 W. 148.2 feet to the point of beginning.

Said property is the same conveyed to grantors herein by deed of Virginia Roach Ragsdale by deed recorded in the R. M. C. Office of Greenville County, South Carolina in Book of Deeds 937 at page 520.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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