

FILED
GREENVILLE CO. S.C. **COMMERCIAL MORTGAGE**

Dec 19 11 27 AM '84

DONNIE S. WALKERSLEY

THIS MORTGAGE is made this Seventh day of December, 1984, 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").

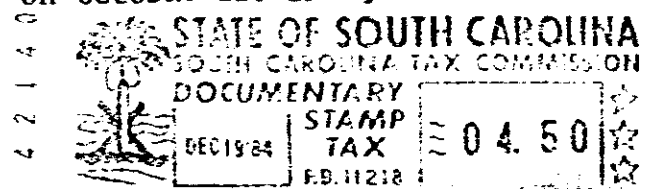
WHEREAS, Borrower is indebted to Lender in the principal sum of \$15,000.00 (FIFTEEN THOUSAND AND NO/100----- Dollars, which indebtedness is evidenced by Borrower's note/agreement dated December 7, 1984, (herein "Note"), said principal sum being payable as set forth in said note with interest at the 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot 53 on plat of Sherwood Forest, made by Dalton & Neves, Engineers, and recorded in the RMC Office for Greenville County in Plat Book BB, Pages 30 and 31 and Plat Book GG, Pages 2 and 3, and having, according to said plats, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Friartuck Road at the joint front corner of Lots 52 and 53 and running thence with the line of Lot 52, N 48-56 W 188 feet to an iron pin; thence N 32-42 E 75.8 feet to an iron pin; thence with the line of Lot 54, S 48-56 E 199.1 feet to an iron pin on the northwest side of Friartuck Road; thence with Friartuck Road, S 41-04 W 75 feet to the beginning corner.

This is the same property conveyed to the grantor herein by deed of Timothy P. Lawrence and Betty Jane C. Lawrence by deed dated October 12, 1984, and recorded in the RMC Office for Greenville County on October 22, 1984, in Deed Book 1224, Pages 587 and 588.



This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

which has the address of 10 Friartuck Road, Greenville, S.C. 29607,
(Street) (City)
(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 Timothy Paul Lawrence and Betty Jane Cantrell Lawrence to NCNB Mortgage South, Inc. of record in Mortgage Book 1415 Page 985, in the Register's Office for Greenville County, South Carolina, and assumed by the Grantor herein by above deed to Grantor herein.

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 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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