

FILED  
GREENVILLE CO. S. C.

BOOK 1427 PAGE 204

MAR 28 2 42 PM '78

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 28th day of March, 1978, between the Mortgagor, Jimmy P. Harrison

, (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-Three Thousand Seven Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 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 lot of land with the buildings and improvements thereon situate on the north side of Cheyenne Drive in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 188 on Plat of Section III of Westwood Subdivision, recorded in the RMC Office for Greenville, S.C. in Plat Book 4-N, page 30, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Cheyenne Drive at the joint corner of Lots 188 and 189 and runs thence along the line of Lot 189 N. 20-54 W. 151.5 feet to an iron pin; thence along the line of Lots 191 and 192 N. 89-11 W. 120.4 feet to an iron pin; thence S. 0-45 E. 70 feet to an iron pin; thence along the line of Lot 187 S. 57-17 E. 171.4 feet to an iron pin on the north side of Cheyenne Drive; thence with the curve of Cheyenne Drive (the chord being N. 56-20 E. 35 feet) to the beginning corner.

This is the identical property conveyed to the Mortgagor herein by deed of Patricia A. Williams, now by marriage Patricia W. McGartlin, dated March 28, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1076 at page 72, on March 28, 1978.

which has the address of 406 Cheyenne Drive Simpsonville  
[Street] [City]  
South Carolina 29681 (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 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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