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GREENVILLE
S. C.

Mortgagee's Address:
PO Dr. 408
Gvl, SC 29602

BOOK 1483 PAGE 951

MORTGAGE

THIS MORTGAGE is made this 5th day of October, 1979, between the Mortgagor, CLAUDIA B. HARBIT, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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").

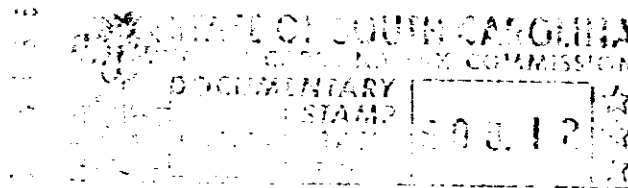
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$20,250) Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1994.

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 piece, parcel or lot of land situate, lying and being in Greenville Township on the eastern side of Rowley Street in the first block north of Park Avenue in the City of Greenville, and being designated as Lot No. 2 in a re-survey of the city made for D. B. Traxler, Agent, by W. D. Neves, Engineer; and also being shown on plat of Claudia B. Harbit dated October 3, 1979, prepared by Freeland & Associates, recorded in Plat Book 7-R at page 48 in the RMC Office for Greenville County and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Rowley Street at the joint corner of Lots 1 and 2 and running thence along the joint lines of said lots S 76-30 E 166.8 feet to an iron pin; thence S 30-30 W 52 feet to an iron pin at the corner of Lot No. 3; thence along the joint lines of Lots 2 and 3 N 76-30 W 176.6 feet to an iron pin on Rowley Street; thence along Rowley Street N 20-10 E 50 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Lloyd A. Hauser and Dora L. Hauser, to be recorded herewith.



which has the address of 10 Rowley Street Greenville,
(Street) (City)
S. C. 29601 (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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