

FILED  
GREENVILLE S.C.  
APR 11 4 21 PM '83  
DONALD S. HOLEY  
R.M.C.

**MORTGAGE**

THIS MORTGAGE is made this 7th day of April, 1983, between the Mortgagor, Henry C. Harrison, (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 Sixteen Thousand Eight Hundred and no/100 (\$16,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated April, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1998

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 with improvements thereon situate about three miles west of the City of Greenville, County of Greenville, State of South Carolina, near the Easley Bridge Road on the east side of Carolina Avenue, also known as Bryson Street, and being shown and designated as Lot 14 of a subdivision known as Highlands, as shown on plat thereof and recorded in the R. M. C. Office for Greenville County in Plat Book C, page 146 and having according to a more recent survey of the property of Henry C. Harrison prepared by Jones Engineering Service on April 6, 1983 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Bryson Street (Carolina Avenue) at the northeast corner of the intersection of an alley with said Bryson Street, which intersection is approximately 144.5 feet north of the intersection of Bryson Street and Easley Bridge Road, and running thence with the line of said alley N 74-30 E. 130 feet to an iron pin at the joint rear corner of lot 14 and lot 19; thence with the line between lot 14 and 19 N 15-10 W. 70 feet to an iron pin at the joint corner of lots 14, 15 and 19; thence with common line between lot 14 and 15 S 74-30 W. 130 feet to an iron pin on the eastern side of the right-of-way of Bryson Street; thence following the right-of-way of Bryson Street S 15-10 E. 70 feet to an iron pin, the point of beginning.

This is the same property heretofore conveyed to Mortgagor by deed from Randall M. Harrison dated April 7, 1983 and recorded in the R.M.C. Office for Greenville County simultaneously herewith.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
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which has the address of 2 Bryson Street, Greenville, S. C. 29610, (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 seized 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.