

FILED
GREENVILLE S.C.
APR 21 11 15 AM '83
JONNIE S. HARRISLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 21st day of April 1983, between the Mortgagor, JAMES F. HARRISON (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 21, 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 April 21, 1988

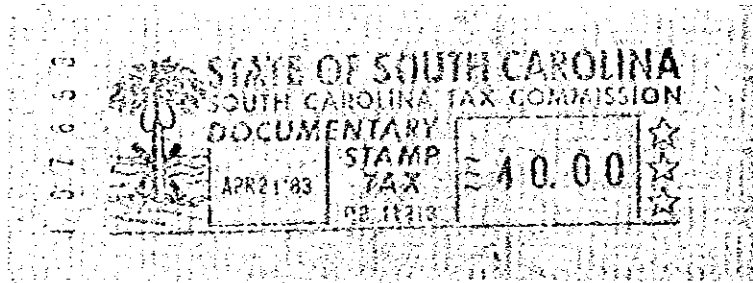
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 tract of land situate, lying and being in the State of South Carolina, County of Greenville on the southerly side of Pelham road as shown on Plat of Property of Harrison & Harrison by Enwright Associates, November 8, 1971, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southerly side of Pelham Road, which iron pin is approximately 1,840 feet west of the intersection of Pelham Road and Batesville Road, and running thence S. 1-14 E. 499.2 feet to an iron pin; thence S. 89-00 W. 227.1 feet to an iron pin; thence N. 1-08 W. 147 feet to an iron pin; thence N. 3-04 E. 353.6 feet to an iron pin along the southerly side of Pelham Road; thence along the southerly side of Pelham Road, N. 89-07 E. 200.74 feet to the point of beginning, containing 2.49 acres.

This being the same property conveyed to the above named mortgagor by deed of Wesley V. Harrison, recorded in the RMC Office for Greenville County, S.C. in Deed Book 1100, page 668 on April 17, 1979.

This mortgage is given as security for that Note executed by James F. Harrison and James Benson Harrison in the original amount of \$100,000.00, given to American Federal Savings and Loan Association and dated April 21, 1983.



which has the address of 8501 Pelham Road Greenville South Carolina (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 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.

400 3 34061A01

4290

4290