

P. O. Box 408
Greenville SC 29602

1037-118

FILED
GREENVILLE CO S.C.

Nov 23 11 56 AM '83

MORTGAGE

03-3193406

THIS MORTGAGE is made this 26th day of October, 1983, between the Mortgagor, Albert L. Harmon and Rose H. Harmon, (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 Twenty five thousand Five hundred forty four and thirty two/100ths, which indebtedness is evidenced by Borrower's note dated 10-26-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10-31-93

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 West side of Batesville Road near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 3 on plat of property of Thomas B. Waters, recorded in the RMC Office for Greenville County, S. C., in Plat Book 00, Page 313, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Batesville Road at the joint front corner of Lots 2 and 3 and runs thence along the line of Lot No. 2, S 80-30 W 248.9 feet to an iron pin; thence N 9-30 W 175 feet to an iron pin; thence along the line of Lot No. 4, N 80-30 E 248.9 feet to a point in the center of Batesville Road; thence along the center of Batesville Road, S 9-30 E 175 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of James Troy Godwin, Jr. and Donna May M. Godwin, and recorded in the RMC Office for Greenville County, on 05-30-68, in Deed Book 845, and page 164.

This is a second mortgage and is junior in lien to that mortgage executed by Albert L. Harmon and Rose H. Harmon, in favor of Collateral Investment Company, which mortgage is recorded in the RMC Office for Greenville County, in Book 1093, and page 553. This mortgage was assigned to Fidelity Federal and is recorded in Book 1138 and page 481.

which has the address of Rt 5 Box 383 Batesville Rd Simpsonville, SC 29681 (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.

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