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16 56 MORTGAGE

THIS MORTGAGE is made this 5th day of September 19 75, between the Mortgagors, William M. Coleman and Doris Jean G. Coleman (herein "Borrower"), and the Mortgagee, Bankers Trust of S.C., Columbia, S. C., a corporation organized and existing under the laws of South Carolina, whose address is Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-one thousand, four hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2005.

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:

Being known and designated as Lot 98 on a plat of Coach Hills Subdivision which plat is recorded in the R.M.C. office for Greenville County in plat book 4X-94 and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the western side of Red Fox Court at the joint front corner of Lots 97 and 98 and running thence with the common line of said lots S 51-37 West 122.72 feet to an iron pin, joint corner of Lots 96, 97 and 98; thence with the line of Lots 96 and 98 S 21-37 West 124.80 feet to an iron pin, joint corner of Lots 96 and 98; thence S 26-49 East 70.0 feet to an iron pin; thence N 67-57 East 126.75 feet to an iron pin at the joint rear corner of Lots 98 and 99; thence with the line of Lots 98 and 99 N 15-19 East 168.40 feet to an iron pin on the Southern side of Red Fox Court, joint front corner of Lots 98 and 99; thence with the curve of Red Fox Court, the court of which is N 48-48 East 68.16 feet to an iron pin, the point of beginning.

5.16.56



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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