

FILED
GREENVILLE CO. S.C.

APR 4 1976

MORTGAGE

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THIS MORTGAGE is made this 9th day of March 19 76, between the Mortgagor, Richard John Renner and Margaret D. Renner (herein "Borrower"), and the Mortgagee, Collateral Investment Company a corporation organized and existing under the laws of Alabama whose address is 2233 Fourth Avenue North, Birmingham, Alabama (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-nine thousand and no/100ths (\$39,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 9, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2006

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 _____, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 182 and a portion of Lot 181 of a subdivision known as Coach Hills according to a plat thereof recorded in the RMC Office for Greenville County in Plat Book 4-X at Pages 85 and 86 and being more fully shown on a plat entitled "Plat of Property of Richard John Renner and Margaret D. Renner" prepared by Piedmont Engineers, Architects and Planners and having, according to said latter plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Olde Orchard Lane at the joint front corner of Lots 182 and 183 which pin is located 75 feet from the intersection of Olde Orchard Lane and Coach Hills Drive and running thence with the joint line of Lots 182 and 183, S 10-53 E 152.27 feet to an iron pin at the joint rear corner of Lots 182, 183, 184 and 185; thence with the line of Lots 185 and 186, S 79-10 W 100.26 feet to an iron pin at the old joint rear corner of Lots 181 and 182; running thence with the rear line of Lot 186, S 86-55 W 15 feet to an iron pin; running thence along a new line through Lot 181, N 5-12 W 155.03 feet to an iron pin at the joint front corner of Lots Nos. 181 and 182 on the southern side of Olde Orchard Lane; running thence with the southern side of Olde Orchard Lane, N 81-23 E 99.98 feet to the point of beginning.



which has the address of 5 Olde Orchard Lane Greenville
[Street] [City]
South Carolina 29607 (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 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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