

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

THOMAS N. COFFMAN and KATHRYN N. COFFMAN

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Twenty-Nine Thousand and No./100-----(\$29,000.00.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Two

Hundred Thirty-Three and 35/100-----(\$233.35) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 30 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

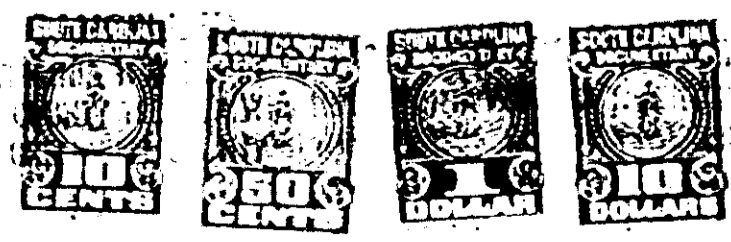
NOW KNOW ALL MEN, That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville, O'Neal Township, being known and designated as Lot No. 13 and a part of Lot 12 of Paris View Subdivision, Section 1, as shown on plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book VV, at Page 101, and having, according to a survey prepared for J. P. Medlock by Jones Engineering Service dated September 27, 1974 and recorded in the R. M. C. Office for Greenville County in Plat Book 5-1, Page 48, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of a County Road at the joint front corner of Lots 13 and 14, and running thence with the joint line of said lots, S. 39-22 E. 200 feet to an iron pin; thence S. 50-38 W. 125 feet to an iron pin in the line of Lot 12; thence with a new line through Lot 12, N. 39-22 W. 200 feet to an iron pin on the southeastern side of a County Road; thence with the southeastern side of said County Road, N. 50-38 E. 125 feet to the beginning corner. Said property is all of Lot 13 plus the adjoining 25 feet of Lot 12. Said property is a portion of the same conveyed to J. P. Medlock by two deeds, one being from Virginia P. Mann being recorded in the R. M. C. Office for Greenville County in Deed Vol. 972, page 878, and the other being from Ben H. McSwain, et al. by deed recorded in the R. M. C. Office for Greenville County in Deed Vol. 954, at Page 628.

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