

AUG 29 11 15 AM '77

JOHN S. TANNERSLEY

MORTGAGE

1408 449

THIS MORTGAGE is made this 29th day of August, 1977, between the Mortgagor, Thomas A. Coones and Burleen S. Coones (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two Thousand Three Hundred Fifty and NO/100ths (\$32,350.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2007

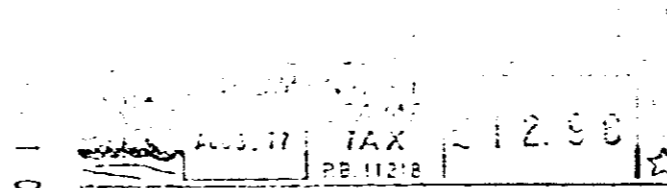
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, shown and designated as Lot No. 128 on a Plat of Holly Springs Subdivision, Section No. 2, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4R at Page 54, and being more particularly described as follows:

BEGINNING at a point on the East side of Butler Road, joint front corner of Lot Nos. 128 and 127 and running with the joint lot line of said Lots S. 80-31 E. 174.0 feet, more or less, to a point; thence with the rear of Lot Nos. 123 and 122 S. 13-04 W. 122.75 feet, more or less, to a point at the rear of Lot Nos. 128 and 129; thence with the joint line of said lots N. 73-00 W. 175.0 feet, more or less, to a point on the eastern side of Butler Road; thence with said Road N. 13-40 E. 100.0 feet, more or less, to the point of beginning.

This property is subject to a 25 foot sanitary sewer right-of-way across rear of lot.

This being the same property conveyed to Thomas A. Coones and Burleen S. Coones by deed of Susan W. Huffman dated the same date of this mortgage and recorded of even date herewith.

S
C
M

which has the address of 614 E. Butler Avenue Mauldin
(Street) (City)
South Carolina 29662 (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.