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GREENVILLE CO. S. C.

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BOOK 1436 PAGE 433

**MORTGAGE**

BONNIE S. TANKERSLEY  
R.H.C.

THIS MORTGAGE is made this 27th day of June, 1978, between the Mortgagor, Robert M. Coleman and Elizabeth B. Coleman (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

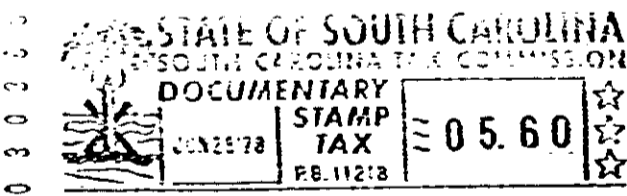
WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand and No/100 (\$14,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1998

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 of that lot of land in the County of Greenville, State of South Carolina, in Bates Township, approximately 2 miles north of Travelers Rest on U. S. Highway no. 25 known as the Asheville Highway and shown on plat book FF at page 495 as a portion of the property of Emma Benson Bates and having the following metes and bounds, to-wit:

Beginning at an iron pin on U. S. Highway # 25, at the corner of Emma L. Hunt property and running thence with said property N. 56-12 W., 224.8 feet to a stone; thence S. 28-35 W. 125 feet to an iron pin; thence S. 56-12 E. 224.8 feet to an iron pin on said highway; thence with said highway, N. 28-35 E. 125 feet to the point of beginning.

Derivation: Joe R. Coleman, Deed Book 625, Page 77, recorded on May 15, 1959.



which has the address of Route 3, Box 58 A, Travelers Rest, South Carolina 29690 (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 seised 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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