

SEP 12 10 25 AM '78

MORTGAGE

THIS MORTGAGE is made this 12 day of September, 19 78,
between the Mortgagor, James R. Coley and Sandra H. Coley

(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").

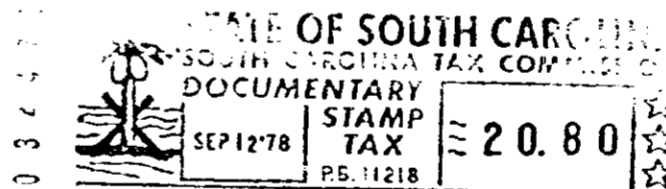
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Two Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1st of September 2008:

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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the southwest side of Seabrook Court, being shown as all of Lot No. 13, subdivision known as Craigwood, Section II, "Property of Elizabeth L. Marchant", on plat thereof prepared by Dalton & Neves, Engineers, in July 1963, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book "Y" at page 145, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Seabrook Court, joint corner of Lots Nos. 12 and 13; thence s. 63-10 W. 308.9 feet to an iron pin; thence N. 30-03 W. 110 feet to an iron pin, joint corner of Lots Nos. 13 and 14; thence N. 60-51 E. 261.2 feet to an iron pin on the Southwestern side of Seabrook Court; thence along a curving course (the chord which is N. 87-44 E.) 50 feet to an iron pin on the Southwest side of Seabrook Court; thence with the line of said Street, S. 31-47 E. 100 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by Deed of AVX Corporation of even date to be recorded herewith:



which has the address of 25 Seabrook Court, Greenville, South Carolina
(Street) (City)
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.