

FILED
GREENVILLE CO. S. C.
MAY 18 10 34 AM '79
DONNIE S. TAKKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 17th day of May 1979., between the Mortgagor, Morris W. McColley and Anne H. McColley (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America whose address is 201 Trade Street, Fountain Inn, S. C. 29644. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand One Hundred Eighty-Two and 61/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 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:

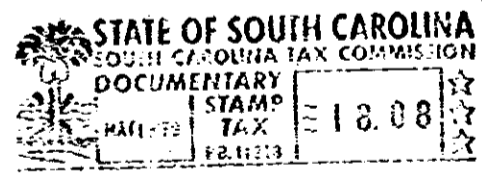
RECORDED

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 32, Phase I of a subdivision known as Coachwood Forest as shown on plat thereof prepared by Wolfe & Huskey, Inc., being recorded in the RMC Office for Greenville County, S.C., in Plat Book 6-Q, at Page 19, and being dated March 20, 1978, and to a more recent revised plat prepared by Wolfe & Huskey, Inc., being recorded in the RMC Office for Greenville County, S.C., in Plat Book 6-H, at Page 99, and being dated February 6, 1979, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Coachman Drive at its intersection with Bluestone Circle and running thence with the center of said Bluestone Circle S. 45-26 W. 300 feet to an iron pin; thence, S. 01-54 E. 325.8 feet to an iron pin; thence, N. 41-26 E. 315 feet to a nail and cap in the center of Coachman Drive; thence with center of Coachman Drive, N. 01-04 W. 300 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of William F. Finnell and Grace A. Finnell by their deed dated May 17, 1979, which is being recorded simultaneously herewith in Deed Book 1102, at Page 812, of the RMC Office for Greenville County, S.C.

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which has the address of Route 5, Box Coachman Drive, Simpsonville, S.C. 29681 (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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