

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 1st day of June 1979, between the Mortgagor, Robert A. Coln (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States of America, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

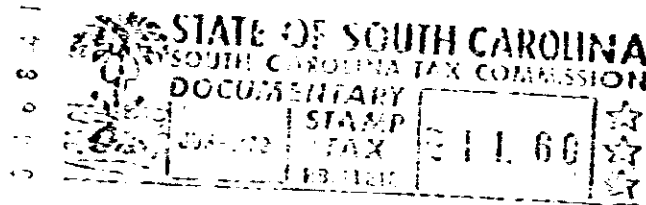
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand and No/100 (\$29,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1999

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 County of Greenville, State of South Carolina, and being known and designated as the eastern portion of Lot No. 9 of Woods Development, the plat of which said development is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG, at Page 165, and having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Berry Drive, joint corner with Lot 10 and running thence with the common line with Lot 10, N. 47-15 E. 211.9 feet to a white oak stump; thence, N. 38-45 W. 100 feet; thence S. 47-07 W. 229.7 feet to a point on the edge of Berry Drive; thence running with said Drive, S. 50-18 E. 50 feet to a point on the edge of said Drive; thence continuing with said Drive, S. 47-18 E. 50 feet to a point on the edge of said Drive, the point of Beginning.

The within property is the identical property conveyed to the Mortgagor herein by deed of Alvin F. Coln by deed dated June 1, 1979 and which said deed is being recorded simultaneously with the recording of this instrument.



which has the address of Route 10, Berry Road Greenville South Carolina 29607 (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 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.

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