

FILED
GREENVILLE, S.C.

JUL 23 3 02 PM '79 MORTGAGE

DOWNING TANKERSLEY
R.M.C.

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THIS MORTGAGE is made this 19 day of July 1979, between the Mortgagor, George W. Cole, Jr. and Faye R. Cole (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").

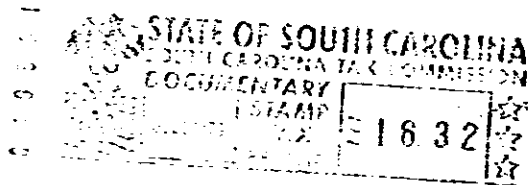
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND EIGHT HUNDRED AND NO/100 (\$40,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2009

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 in the County of Greenville, State of South Carolina, known and designated as Lot No. 138 on Plat of Country Estates, Sec. 2 recorded in Plat Book 5R at Page 72 of the RMC Office for Greenville and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Carolina Way, joint corner of Lots No. 138 and 137 and running thence with said joint line, N. 79-01 W., 407.6 feet to a point on or near a branch; thence with the branch as a line, S. 2-34 E., 145 feet to a point; thence with the joint line of Lots 138 and 139, S. 76-13 W., 379.9 feet to a point on the eastern side of Carolina Way; thence with said Carolina Way, N. 13-35 W., 119.9 feet and N. 13-05 W., 42.15 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of Carolina Springs Golf and Country Club, Inc. dated January 26, 1978 and recorded in REM Book 1073 at Page 143, February 3, 1978 in the RMC Office for Greenville County, S.C.



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which has the address of Lot 138 Carolina Way, Country Estates Sec. II, Fountain Inn, South Carolina (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".

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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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