

FILED  
S. C.  
APR 30 1980  
SHERIFF'S OFFICE  
GREENVILLE

**MORTGAGE**

THIS MORTGAGE is made this 30th day of April, 1980, between the Mortgagor, John L. Coon and Judith F. Coon, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND NINE HUNDRED EIGHTY-EIGHT AND 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, on the South side of Ben Street, and known and designated as Lot No. 6 of McDaniel Heights, according to plat of Dalton & Neves, Engineers, and having the following metes and bounds, to-wit: BEGINNING at an iron pin on Ben Street, joint corner of Lots 5 and 6, and running thence S. 14-29 W., 175.5 feet to an iron pin in the line of Lot No. 3; thence due West 56.1 feet to an iron pin corner of Lot 7; thence with the line of Lot 7, due North 170 feet to an iron pin on Ben Street; thence with Ben Street due East, 99.6 feet to the beginning corner. TOGETHER WITH: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, and being a strip ten feet (10') in width and forty (40') in length, at the rear of the Southern half of Lot No. 4, according to plat of McDaniel Heights by Dalton & Neves, Engineers, dated August, 1928, and having the following metes and bounds, to-wit: BEGINNING at an iron pin, corner of joint rear corner of property now or formerly of Nannie M. Sitton and L. W. Price, which iron pin is 96.2 feet from the Southern side of Ben Street and on the line of Lots 6 and 4 and running thence along the common line of property now or formerly of Nannie M. Sitton and L.W. Price S. 75-31 E., 10 feet to an iron pin; running thence S. 14-29 W. 40 feet to an iron pin in the line between Lots 4 and 3; thence N. 75-31 W. 10 feet to the joint rear corner of Lots 3 and 4; running thence N. 14-29 E., 40 feet to the beginning corner. TOGETHER WITH: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, on the south side of Ben Street and being a strip of land at the rear of the North portion of Lot No. 4 and a triangular strip of land at the rear of Lot No. 5, according to plat by Dalton & Neves, Engineers, dated August, 1928, and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the south side of Ben Street, joint corner of Lots 5 and 6, and running thence S. 8-43 W., along the line of Lots 5 and 6, and Lots 4 and 6, 96.7 feet to an iron pin; thence N. 75-31 W. 10 feet to an iron pin in the line of property now or formerly of Nannie (CONTINUED ON ADDITIONAL PAGE)

which has the address of 124 Ben Street, Greenville, South Carolina (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 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.

0013

4328 RV-2