

FILED
GREENVILLE CO. S. C.

AUG 29 2 35 PM '80

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1513 PAGE 561

MORTGAGE

THIS MORTGAGE is made this 28 day of August, 1980, between the Mortgagor, RANDY M. COGGINS AND KAY COGGINS, (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").

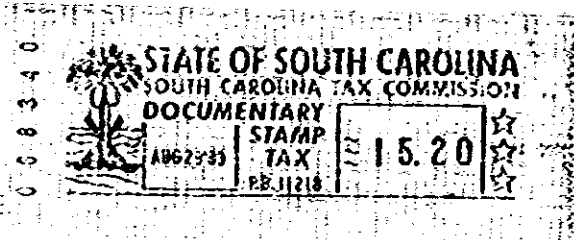
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-EIGHT THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1981.....;

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 Greenville County, State of South Carolina, being known and designated as Lot No. 8 of WOODRUFF ROAD HEIGHTS Subdivision on a plat entitled "Property of A. M. Bridges", prepared by Jones Engineering Service, November 17, 1970, located on the southern side of Lori Drive and the eastern side of Angie Lane, said plat being recorded in the RMC Office for Greenville County in Plat Book 4G, page 159, and a more recent plat entitled "Property of Randy M. Coggins and Kay Coggins" dated August 28, 1980, prepared by Freeland & Associates, recorded in the RMC Office for Greenville County in Plat Book 8E, page 1, and having according to the more recent plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Angie Lane at the joint front corner of Lots Nos. 7 and 8 and running thence with Angie Lane N. 17-00 E., 225.0 feet to an iron pin at the intersection of Angie Lane and Lori Drive; thence running with the curve of said lane and drive N. 62-00 E., 35.4 feet to an iron pin on the southern side of Lori Drive; thence running with Lori Drive S. 73-00 E., 203.0 feet to an iron pin; thence continuing with Lori Drive S. 62-48 E., 72.6 feet to an iron pin; thence with the line of Lot No. 9 S. 37-49 W., 253.0 feet to an iron pin; thence with the line of Lot No. 7 N. 73-00 W., 210 feet to the beginning corner.

This is the same property conveyed to the above named mortgagor by deed of Gary H. Cochran to be recorded of even date herewith.



which has the address of Lot 8, Lori Dr., & Angie Lane, Woodruff Road Heights, Simpsonville

South Carolina 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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