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CO. S. C.
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SHERSLEY

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MORTGAGE

THIS MORTGAGE is made this 26th day of November, 19 80, between the Mortgagor, Richard J. Coulter and Fayette K. Coulter

, (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, whose address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Three Thousand One Hundred Fifty and 00/100 dollars, which indebtedness is evidenced by Borrower's note dated November 26, 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 December 1, 2010

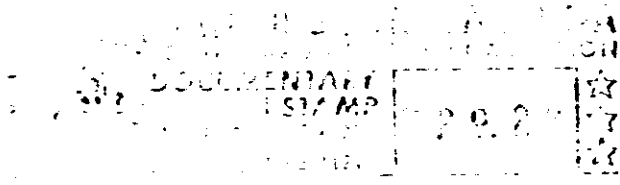
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, in the County of Greenville, State of South Carolina, at the intersection of Kimbrell Road and Tara Avenue, being shown and designated as Lot 37 on plat of Cunningham Acres, recorded in the RMC Office for Greenville County, S. C. in Plat Book "BBB", Page 118, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Tara Avenue, joint corner of Lots 38 and 37, and running thence along the southern side of Tara Avenue, S. 84-40 E. 98.4 feet to an iron pin; thence on the radius of a curve, the chord of which is S. 30-09 E. 40.7 feet to an iron pin; thence along the westerly side of Kimbrell Road, S. 24-22 W. 139.5 feet to an iron pin; thence N. 84-40 W. 76.5 feet to an iron pin; thence along the line of Lot 38, N. 5-20 E. 165 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by Deed of Lee Edward Thomason, Jr. and Phyllis Thomason, of even date, to be recorded herewith in the RMC Office for Greenville County.

Mortgagor's address: 907 North Main Street, Anderson, S. C. 29622



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which has the address of 22 Tara Avenue Taylors (City)
S. C. 29687 (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 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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