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RECORDED

THIS MORTGAGE is made this 16th day of January 1981, between the Mortgagor, DONNIE S. TANKERSLEY, JOSEPH ROBERT COLEMAN (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the State of South Carolina, 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 Eleven Thousand Nine Hundred and no/100 (\$11,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 16, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 31, 1996;

TO SECURE

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 lot of land, in the State of South Carolina, County of Greenville, in Bates Township, known as Lot No. 87 of a Subdivision of Ray E. McAlister property, near Travelers Rest, South Carolina, and recorded in the R.M.C. Office for Greenville County in Plat Book S, Page 153, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the North side of Forest Drive at the joint front corner of Lots No. 88 and 87 and running thence with Forest Drive, N. 85-48 E., 100 feet to an iron pin at the joint front corners of Lots 87 and 86; thence with common line of lots 86 and 87 N. 4-12 W., 232 feet to a point on a branch; then up said branch in an Easterly direction 110 feet to an iron pin; thence with the common line of Lots 88 and 87, S. 4-12 E., 245 feet to the point of beginning.

THIS conveyance is made subject to any and all existing and recorded easements, rights-of-way, restrictions and/or protective covenants.

THIS being the same property conveyed to the mortgagor herein by deed of H. E. and Marie M. McCauley dated January 16, 1981, and recorded in the R.M.C. Office for Greenville County in Deed Book 1141, page 36.

RECORDED
DOCUMENTARY
STAMP
JAN 21 1981

which has the address of 203 Poplar Street, Travelers Rest, South Carolina 29690. (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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