

Mortgagee's Mailing Address: American Federal, 101 E. Washington Office,
Greenville, S.C.

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S.C.

BOOK 1542 PAGE 689

MORTGAGE

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JOHN W. HARRISLEY

THIS MORTGAGE is made this 29th day of May 1981, between the Mortgagor, Robert G. Coon and Ann B. Coon (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

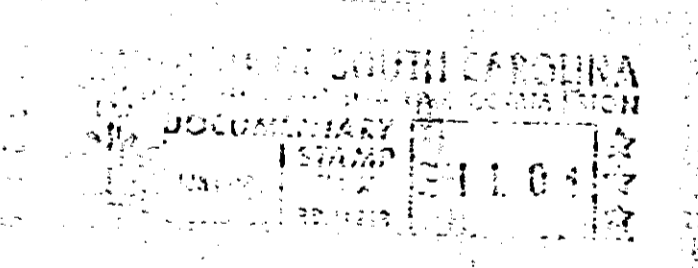
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand Five Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2001;

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 tract of land and improvements thereon lying in Greenville County, State of South Carolina, known as Lot No. 49 on a plat entitled Merrifield Park Subdivision, recorded in the RMC Office for Greenville County in Plat Book 000, at Page 177 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Hillsborough Drive, said pin being the joint front corner of Lots 48 and 49 and running thence with the common line of said lots, N. 19-00 E. 180 feet to an iron pin on the joint rear corner of Lots 48 and 49; thence S. 71-00 E. 110 feet to an iron pin on the joint rear corner of Lots 49 and 50; thence with the common line of said lots, S. 19-00 W. 180 feet to an iron pin on the northerly side of Hillsborough Drive; thence with the northerly side of Hillsborough Drive, N. 71-00 W. 100 feet to the corner of beginning.

This being the same property conveyed to the mortgagors by deed of Robert W. and Carol H. Taylor dated the 29th day of December, 1977, recorded on the 30th day of December 1977 in the RMC Office for Greenville County in Deed Book 1071, at Page 127



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which has the address of 47 Hillsborough Drive Greenville, S.C. 29607 (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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