

S. C.
JUN 24 '81
BARKLEY

MORTGAGE

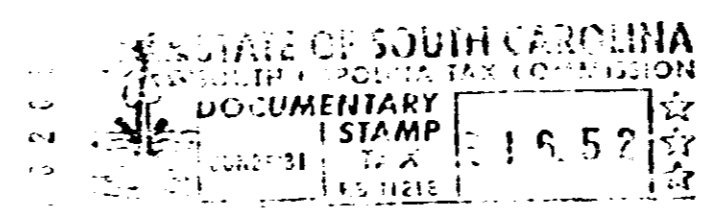
THIS MORTGAGE is made this 25th day of June 1981, between the Mortgagor, Eric O. Cole and Denise H. Cole (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a National Banking Association organized and existing under the laws of the United States of America, whose address is 1241 Main Street, Columbia, South Carolina, 29226 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-One Thousand Three Hundred & No/100 (\$41,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 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 July 1, 2011

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, together with all buildings and improvements thereon, situate, lying and being on the north-eastern side of Bidwell Street, in Greenville County, South Carolina, being known and designated as Lot No. 75 on a plat entitled Pine Brook made by W. N. Willis, Engineer, dated March 27, 1951, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book Z at page 148, reference to said plat is hereby craved for the metes and bounds thereof.

This is that property conveyed to Mortgagor by deed of Maurice C. Barkley dated and filed concurrently herewith.



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which has the address of 8 Bidwell Drive Taylors, (Street) (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 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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