

GRF: FILED
CO. S. C.

MORTGAGE

SEP 25 12 56 PM '81

JONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 25 day of September, 1981, between the Mortgagor, Bruce A. Coln and Judy E. Coln (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

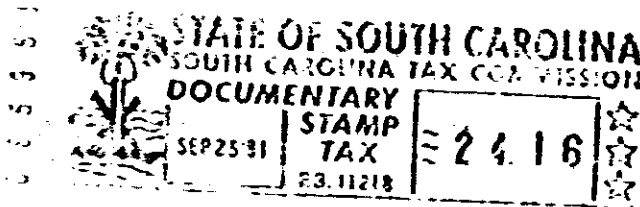
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty thousand three hundred twenty-five and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 certain piece, parcel or lot of land with all improvements thereon situate, lying and being in the City of Greenville on the southern side of Dahlglen Avenue and being known and designated as Lot 27 on a final plat of Henderson Forest made by Campbell & Clarkson Surveyors, dated June 9, 1971 and recorded in the R.M.C. Office for Greenville County in Plat Book 4R at Page 41 and also known and designated as the property of Bruce A. Coln and Judy E. Coln on a plat made by Carolina Surveying Company dated September 15, 1981, to be recorded herewith and having, according to said most recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of lots 26 and 27 on the southern side of Dahlglen Avenue and running thence with the southern side of Dahlglen Avenue N 80-26 E. 65 feet to an iron pin; thence turning and running S. 54-34 E. 35.4 feet to an iron pin on the western side of Meredith Lane; thence turning and running with the western side of Meredith Lane S. 9-34 E. 140.2 feet to an iron pin; thence turning and running with the common line of lots 27 and 64 S. 80-26 W. 90 feet to an iron pin at the joint rear corner of lots 26 and 27; thence turning and running with the common line of lots 26 and 27 N. 9-34 W. 165.2 feet to the iron pin at the point of BEGINNING.

The above described property is the same acquired by the mortgagors by deed from David M. Kriegel dated September 25, 1981 to be recorded herewith.



which has the address of Lot 27, Henderson Forest, Greenville, South Carolina 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 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.

400 0 38101801

5
6
0

4328 RV-2