

P. O. Box 1268
Greenville, SC 29602

FILED
S.C. MORTGAGE

BOOK 1588 PAGE 230

DEC 15 AM '82

THIS MORTGAGE is made this 30th day of November
1982, between the Mortgagor, Mark Coburn and Deborah F. Coburn
(herein "Borrower"), and the Mortgagee,
AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing
under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON
STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-seven Thousand and
No./100 Dollars, which indebtedness is evidenced by Borrower's note
dated November 30, 1982 (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, 2012

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:

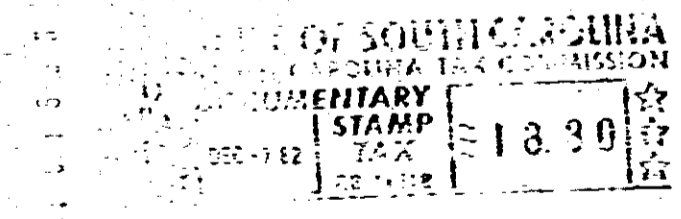
ALL those pieces, parcels or lots of land situate, lying and being in Ward
One of the City of Greenville, County of Greenville, State of South Caro-
lina, being located on Hampton Avenue, between Butler Avenue and Hudson
Street, and having the following metes and bounds, to-wit:

TRACT 1: BEGINNING at the corner of a stone wall on the south side of
Hampton Avenue and running thence S. 50-12 E. 54.3 feet to an iron pin;
thence S. 39-45 W. 150 feet to an iron pin on alley; thence along the
side of said alley, N. 55-12 W. 55 feet to an iron pin; thence N. 40 E.
150 feet to the beginning corner.

TRACT 2: BEGINNING at a stake on the southwesterly side of Hampton
Avenue at the corner of lot now or formerly of Waddill, and running
thence along line of Waddill, 150 feet to a stake; thence on a line
parallel with, and 150 feet from Hampton Avenue, 65 feet to a stake at
corner of lot now or formerly of Donaldson; thence along easterly line
of Donaldson lot, 150 feet to a point on the southwesterly side of
Hampton Avenue; thence along Hampton Avenue 65 feet to the point of
beginning.

THIS being the same property conveyed to the mortgagors herein by deed
of John W. Grady, III, dated June 2, 1978, and recorded in the RMC
Office for Greenville County on June 2, 1978 in Deed Book 1080 at
page 313.

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which has the address of 317 Hampton Avenue, Greenville, South Carolina
(Street) (City)
29601 (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 improve-
ments 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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