

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

BOOK 1607 PAGE 371

FILED
GREENVILLE, S.C.

MAY 20 3 24 PM '83

MORTGAGE

DONNIE S. WILKINSLEY
R.M.C.

THIS MORTGAGE is made this 11th day of May,
19 83, between the Mortgagor, James Michael and Deborah M. Coston

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$12,000.00 (Twelve thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 1983, (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, 1993;

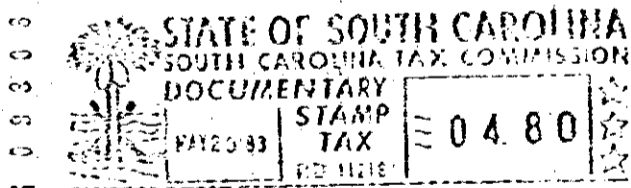
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with the buildings and improvements thereon, situate on the west side of Donnon Road near the City of Greenville, in Greenville County, SC, being shown as lot no. 2 on plat of property of John Lude Vaughn, recorded in the RMC office for Greenville County, SC in Plat Book DD at Page 13, (being a revision of Lots 7 and 8 on plat no. 2 of property of W. S. Bradley, recorded in Plat Book O, page 169) and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Donnon Road at a point 304.4 feet south of the westerly corner of the intersection of Donnon Road and Warehouse Court, said pin being at the joint front corner of lots 1 and 2, thence continuing with the west side of Donnon Road S 1-55W, 85 feet to an iron pin, thence N88-10W, 200 feet to an iron pin, thence N1-55E, 85 feet to an iron pin, thence S 88-10E, 200 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Donnon Road Investors, a South Carolina General Partnership and recorded in the RMC Office for Greenville County on August 20, 1982 in Deed Book 1172 at Page 486.

This is a second mortgage and is Junior in Lien to that mortgage executed by G. B. Preston and Dora E. Preston to Bankers Mortgage which mortgage is recorded in the RMC Office for Greenville County on July 8, 1974 in Book 1315 at Page 683. Subsequently assigned to Federal National Mortgage Association and recorded on September 3, 1974 in Book 1321 at Page 578.



which has the address of Donnon Road Greenville,
(Street) (City)
South Carolina 29607 (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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