

FILED GREENVILLE S.C.

MORTGAGE

JUN 15 12 19 PM '83

THIS MORTGAGE is made this 10th day of June 1983, between the Mortgagor, CHARLES L. COLEMAN AND KATHRYN R. COLEMAN (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

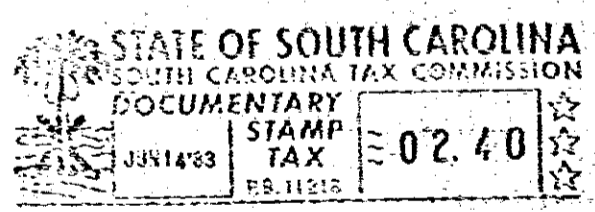
WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand and No/100 (\$6,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1988

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known as Lot 3 on plat of Brookgreen Subdivision being the property of W. Ralph Robertson, made by F.M. Lindsey, dated July, 1956, and recorded in the R.M.C. Office for Greenville County in Plat Book MM at Page 141 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Dell Circle at the corner of Lot No. 2, which iron pin is situate 116 feet from the curved intersection of Dell Circle and Tiger-ville Road and running thence along the Circle S. 14-43 E. 91 feet to an iron pin; thence S. 72-18 W. 222.7 feet to an iron pin; thence N. 12-22 W. 89.8 feet to an iron pin; thence along the rear of lot Nos. 1 and 2 N. 71-48 E. 219.1 feet to the point of beginning and being same conveyed to me by deed of W. Ralph Robertson to be recorded of even date herewith.

The above described property is the same acquired by the Mortgagors herein by deed from W. Ralph Robertson, dated October 26, 1968, and recorded on October 28, 1968, in Deed Book 855 at Page 28, R.M.C. Office for Greenville County, South Carolina.



which has the address of Route 1, Dell Circle Travelers Rest (Street) (City) SC 29690 (State and Zip Code) (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.

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