

FILED  
GREENVILLE S.C.

**MORTGAGE**

BOOK 1612 PAGE 311

JUN 21 1 15 PM '83

THIS MORTGAGE is made this 20th day of June 1983 between the Mortgagor, Ned A. Foster and B. Robert Coker, Jr. (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").

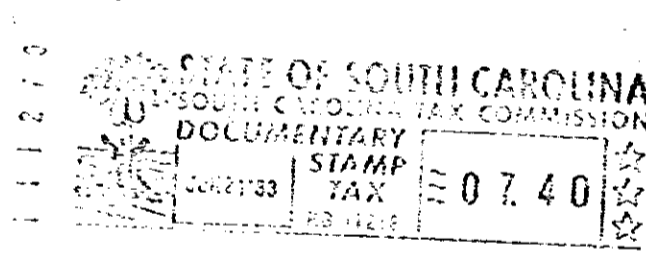
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ Eighteen Thousand Five Hundred Dollars (\$18,500.00) which indebtedness is evidenced by Borrower's note dated June 20, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on \_\_\_\_\_;

TO SECURE to Lender 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, 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 in Greenville Township, Greenville County, South Carolina, on the Northern side of Judson Road, near the City of Greenville, being shown as Lot 16 on a plat of the property of Pride Patton Land Company made by R. E. Dalton, Engineer, in June, 1920, recorded in the RMC Office for Greenville County in Plat Book E at Page 249 and being resurveyed for Al L. Morris, III, by Robert R. Spearman, R.L.S. #3615, on March 30, 1981 and being according to said plat of resurvey more particularly described as follows, to-wit:

BEGINNING at a nail and cap (old) on the Northeast side of Judson Road, joint corner of Lots 16 and 17 and running thence North 36-15 East 210.64 feet to an iron pin (old); thence running South 53-44 East 50.0 feet to an iron pin (old); thence running South 36-15 West 210.64 feet to a nail and cap (new) on the Northeast side of Judson Road, joint corner of Lots 16 and 15; thence running North 53-44 West 50.0 feet to the point of beginning. The property herein described is bounded generally on the Northwest by Lot 17, on the Southeast by Lot 15, on the Southwest by Judson Road, and on the Northeast by Lot 29.

This being the same property acquired by the Mortgagors by deed of Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D. C. dated June 9, 1983 and to be recorded herewith.



which has the address of 106 Judson Road, Greenville, S. C. South Carolina (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
- 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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