

FILED
GREENVILLE S.C.

JUL 13 3 08 PM '83 MORTGAGE

DONNIE S. TURNER-SLEY
R.M.C.

THIS MORTGAGE is made this 11th day of July, 1983, between the Mortgagor, Debra G. Coleman, (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 Twenty/Thousand and No/100- Dollars, which indebtedness is evidenced by Borrower's note dated July 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 August 1, 2003.

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 unit in the County of Greenville, State of South Carolina, being known as Unit No. 32 of OAK GROVE VILLAGE CONDOMINIUMS - A Horizontal Property Regime, on or near the western side of Kimbell Court, as is more particularly described in Master Deed and Declaration of Condominiums dated October 13, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1135, at page 327, said unit being also shown on Master Plat of Oak Grove Village Condominiums recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-Y, at page 92. For a more complete description reference is hereby made to said plat.

This is the same property conveyed to the Mortgagor by Gregory L. Kazian and Ellen Lee Kazian by deed of even date, recorded herewith.

STAMP
TAX \$ 00.60

which has the address of 32 Kimbell Court Greenville, S. C. 29609 (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 seized 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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