

GREENVILLE

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First Federal of South Carolina
Charleston, S.C. 29402

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MORTGAGE

THIS MORTGAGE is made this 19th day of August 19 83, between the Mortgagor, Jerry G. Coleman, Jr. & Maria C. 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 Thirty Thousand Eighteen and 04/100 (\$30,018.04) Dollars, which indebtedness is evidenced by Borrower's note dated August 19, 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 30, 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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 119 of a subdivision known as Coach Hills as shown on a plat prepared by Piedmont Engineers, Architects and Planners dated September 26, 1974 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at Page 94 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Fieldstone Place, joint front corner of Lots Nos. 119 and 120, and running thence with the joint line of said lots, N. 88-27 E. 153.05 feet to an iron pin at the joint rear corner of Lots Nos. 118, 119 and 120; thence with the joint line of Lots Nos. 118 and 119, S. 30-18 W. 201.59 feet to an iron pin on the northern side of Coach Hills Drive; thence with the northern side of Coach Hills Drive, N. 68-12 W. 65 feet to an iron pin at the intersection of Coach Hills Drive and Fieldstone Place; thence with the curvature of said intersection, the chord of which is N. 22-40 W. 35.02 feet to an iron pin on the eastern side of Fieldstone Place; thence with the eastern side of Fieldstone Place, N. 22-52 E. 10.15 feet to an iron pin; thence continuing with the eastern side of Fieldstone Place, N. 10-15 E. 105.84 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Southland Properties, Inc. dated January 23, 1976, and recorded January 23, 1976 in the R.M.C. Office for Greenville County in Deed Volume 1030 at Page 609.

This is a second mortgage and is junior in lien to that mortgage executed by Jerry G. Coleman, Jr. and Maria C. Coleman in favor of First Federal Savings and Loan Assoc. (over, which has the address of Fieldstone Place Greenville cont. on last Page) S.C. (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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