

GREENVILLE CO. S.C.
JUN 3 1983
R.M.C.

VOL 1633 PAGE 911

MORTGAGE

THIS MORTGAGE is made this 28th day of October, 1983, between the Mortgagor, Mark E. Coburn and Deborah F. Coburn, (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 One Hundred Thirty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 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 November 1, 2013.....;

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 improvements thereon situate in the City of Greenville, State and County aforesaid being known and designated as Lot 19 on plat of Crescent Terrace, recorded in the R.M.C. Office for Greenville County in Plat Book E at Page 137 and having according to said plat and a more recent plat entitled "Property of Mary Frances McMurria and James Austin McMurria" by Dalton and Neves, Engineers dated 17 August 1959, the following courses and distances to wit:

BEGINNING at an iron pin on the northern side of Crescent Avenue at the joint front corner of Lot Nos. 19 and 20, said pin being North 84-40 East 140 feet from the Northeastern intersection of Crescent Avenue and Capers Street, and running thence with the Northern side of Crescent Avenue North 84-40 East 80 feet to an iron pin, joint front corner of Lot Nos. 18 and 19; thence with the joint line of said lots North 5-41 West 289.7 feet to an iron pin; thence along the rear line of Lot Nos 7 and 8 South 89-07 West 80.2 feet to an iron pin joint rear corner of Lot Nos. 19 and 20 thence along the joint line of said lots South 5-41 East 295.9 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of James A. McMurria and Mary F. McMurria of even date and to be recorded herewith.

RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA
ON 10/28/83
BY THE CLERK OF THE COURT
STAMP
TAX \$ 52.00

which has the address of 307 (Street) _____ (City) _____
South Carolina 29605 (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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