

First Federal of South Carolina
P. O. Box 408
Greenville, S.C. 29602

1634 104

FILED
GREENVILLE CO. S. C.
MORTGAGE
NOV 5 56 A. 1983
R.M.C.

THIS MORTGAGE is made this 31st day of October, 1983, between the Mortgagor, Millard L. Coleman and Nancy J. 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 Twelve Thousand Forty Six and 56/100 (\$12,046.56) Dollars, which indebtedness is evidenced by Borrower's note dated 10-31-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10-31-88

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.

Being known and designated as Lot No. 118 of Augusta Acres, a plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book S, Page 200-201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Halsey Drive at the joint front corner of Lots Nos. 117 and 118, and running thence along the joint line of said lots, N. 69-42 E. 220 feet to an iron pin; thence along the joint line of Lots Nos. 118 and 119, S. 60-42 W. 217.9 feet to an iron pin on the eastern side of Halsey Drive; thence along the eastern side of Halsey Drive, N. 20-18 W. 100 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Charles P. and Joyce G. Williams and recorded in the RMC Office for Greenville County on 5-6-77 in Book 1056 at Page 95.

This is a second mortgage and is junior in lien to that mortgage executed to Millard L. Coleman and Nancy J. Coleman which mortgage is recorded in the RMC Office for Greenville County, on 5-6-77 at Book 1396 at Page 807.

*thence along the line of lot no. 127, S. 19-0 E. 100 feet to an iron pin;

STAMP
\$12,046.56

which has the address of 9 Halsey Drive, Greenville, South Carolina 29605

(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.

CTC 6-7-83 2 NO 7 27 815 4.0000

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