

First Federal Savings & Loan Assn.
of Spartanburg
380 E. Main St. Spartanburg, S.C. 29304

MORTGAGE

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THIS MORTGAGE is made this 10 day of February 1984, between the Mortgagor, Aaron G. Coln and Christine B. Coln, herein "Borrower", and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND AND NO/100-- Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2014

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 further advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof therein "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 ~~XXXXXXXX~~ State of South Carolina:

CC Greenville *also*

ALL that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina situate, lying and being on the East side of Parkins Mill Road and the North side of Richwood Drive, and being known and designated as Lot 8 on plat of Section I of Richwood Subdivision, dated April, 1968, prepared by C.O. Riddle, recorded in the RMC Office for Greenville County, S.C. in Plat Book UUU at Page 5, reference is hereby made to said plat for a more complete description thereof.

This being the same property conveyed to the mortgagors by deed of Mary M. Fleming, Ruth M. Crawford and Catherine M. Driggers of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX = 20.00
FEE 1.00
FR. 1.00

which has the address of 625 Parkins Mill Road, Greenville (City)
South Carolina 29607 (Street) (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 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.

SC 10 1984 1220

4.00

1984

4328-KV-2