

# Security Federal

## MORTGAGE

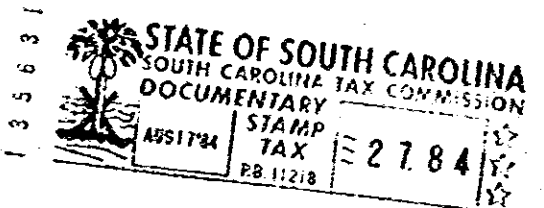
THIS MORTGAGE is made this 16th day of August 19 84 between the Mortgagor, Richard D. Coonan and Donna K. Coonan (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Two Thousand Eight Hundred and No/100 (\$92,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 16, 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 September 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 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 tract of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 73 on Plat of Silverleaf Subdivision, Section I-A, recorded in the RMC Office for Greenville County, S.C. in Plat Book 9-F at Page 61; said property being further shown and designated on a Plat entitled "Silverleaf, Sec. 1A; Lot 73, Property of Richard D. Coonan, Donna K. Coonan," prepared by Freeland & Associates, RLS, on August 15, 1984, and recorded in the RMC Office for Greenville County, S.C. in Plat Book 10W at Page 20, reference to which plat is hereby craved for a metes and bounds description of said property.

Derivation: Deed of American Service Corporation of South Carolina to the Mortgagor (Borrower) herein dated August 16, 1984 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1219 at Page 559.



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which has the address of Lot 73, Shefford Court Greer (City) S.C. 29651 (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.

RECORDED

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