

SEP 26 2 35 PM '84
 THIS MORTGAGE is made this 26th day of September 1984, between the Mortgagee, ROBERT M. COLEMAN and ELIZABETH B. COLEMAN, H.C. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

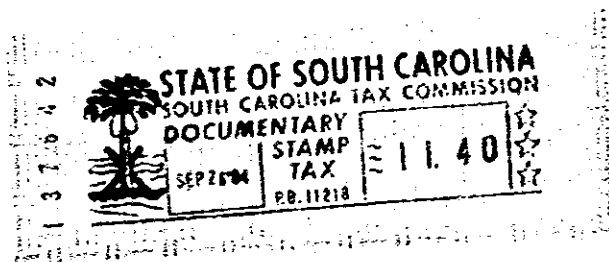
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand and No/100 (\$38,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 26, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1994

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 of that lot of land in the County of Greenville, State of South Carolina, in Cleveland Township, being a triangular lot containing 0.93 acres of the B. H. Trammell Property as shown in Plat Book YYY at Page 193, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Gap Creek Road, a short distance east of the River Falls Road and running thence along the Cantrell property, S. 52-30 E. 380 feet to an iron pin; thence N. 3-48 E. 253 feet to an iron pin in the center of Gap Creek Road; thence S. 86-10 W. 319 feet to the point of beginning.

Derivation: A. C. Nelson, Deed Book 1292, at Page 74, recorded September 26, 1984.



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which has the address of Route 1, Box 413 Marietta South Carolina 29661 (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.