

**MORTGAGE**

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THIS MORTGAGE is made this 12th day of May 19 77, between the Mortgagor, Robert E. McCoston (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Four Thousand Four Hundred Twenty-Five and no/100 (\$4,425.00) Dollars, which indebtedness is evidenced by Borrower's note dated May, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1982

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 \_\_\_\_\_, State of South Carolina:

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 9 on Plat of Country Estates, Section II, recorded in Plat Book 5R, at page 72 of the RMC Office for Greenville County and, according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Carolina Way, joint corner of Lots No. 9 and 10, and running with said line, N. 86-38 W., 241.45 feet to an iron pin; thence N. 17-21-E., 246.5 feet to an iron pin; thence with line of Lot No. 8, S. 80-47 E., 211.3 feet to an iron pin on the western side of Carolina Way; thence with said Road, S. 14.44 W. 29 feet, S. 14-08 W., 95.5 feet and S. 6-16 W., 95.5 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Carolina Springs Golf and Country Club, Inc., dated May 10, 1977, to be recorded herewith.

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3.50 AM

which has the address of Carolina Way, Mountain Inn, S.C. (herein "Property Address");  
[Street] [City] [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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