

MORTGAGE

GREENVILLE CO. S. C.
 11 11 55 11
 THIS MORTGAGE is made this 8th day of September 1978 between the Mortgagor, Daniel L. Coleman and Mary H. Coleman (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, S. C. 29602 (herein "Lender").

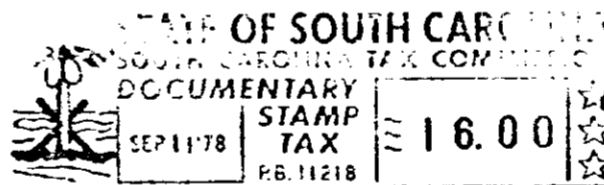
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 8, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2009

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 lot of land situate on the western side of Batesville in the County of Greenville, State of South Carolina, being shown as a tract containing 3.01 ac. on a plat of the Property of T. C. Threatt and C. R. Maxwell dated January 19, 1977 prepared by Free-land & Associates, recorded in Plat Book 6-Q at Page 61 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the western side of Batesville Road at the corner of other property now or formerly belonging to Threatt Enterprises, Inc. and running thence with said property S 84-59 W 384 feet to an iron pin; thence N 5-43 W 339.6 feet to an iron pin; thence N 84-59 E 384 feet to an iron pin on Batesville Road; thence with said road S 7-46 E 123.9 feet to an iron pin; thence still with said road S 4-32 E 215.8 feet to the point of beginning.

This is the same property heretofore conveyed to Daniel L. Coleman and Mary H. Coleman by deed dated May 10, 1978 and recorded June 1, 1978 in the R.M.C. Office for Greenville County in Deed Book 1080 at Page 219.



which has the address of Lot 9.11 Batesville Road Greenville
 (Street) (City)
 South Carolina (herein "Property Address");
 (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.