

FILED GREENVILLE CO. S. C. MORTGAGE

JUL 29 4 31 PM '83

THIS MORTGAGE is made this 28th day of July 1983, between the Mortgagors, BOYD L. COOMER AND JOYCE KREAGER COOMER (herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF SOUTH CAROLINA, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand and No/100 (\$80,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2013.

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 31 on plat of BROOKFIELD WEST, SECTION II, recorded in the RMC Office for Greenville County in Plat Book 7X, Page 88 and also as shown on a more recent survey prepared by Free-land & Associates, dated July 26, 1983, entitled "Property of Boyd L. Coomer & Joyce Kreager Coomer", and recorded in the RMC Office for Greenville County in Plat Book 9-Y, Page 98, and having, according to the more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Brynhurst Court, joint front corner of Lots 30 and 31 and running thence along the common line of said Lots, N 26-35 W 150.0 feet to an iron pin; thence turning and running N 63-25 E 95.0 feet to an iron pin; thence turning and running along the common line of Lots 31 and 32, S 29-07 E 100.15 feet to an iron pin on Brynhurst Court; thence turning and running with the curve of Brynhurst Court, the chord of which is S 17-09-26 W 69.13 feet to an iron pin; thence turning and running still along Brynhurst Court, S 63-25 W 51.64 feet to an iron pin, the point of beginning.

Being the same property conveyed to the Mortgagors herein by deed of George O'Shields Builders, Inc. and Ronald E. Phillips to be recorded of even date herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA, ON JULY 28, 1983, AT 11:32 AM. TAX \$32.00

which has the address of 3 Brynhurst Court Greenville, S.C. 29615 (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.

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