

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
JUN 2 11 34 AM '78  
DONNIE S. TAYLOR  
MORTGAGE

BOOK 1434 PAGE 74

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MARK E. COBURN AND DEBORAH F. COBURN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Twenty-One Thousand Five Hundred and No/100-----DOLLARS

(\$ 21,500.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is Twenty-Five years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

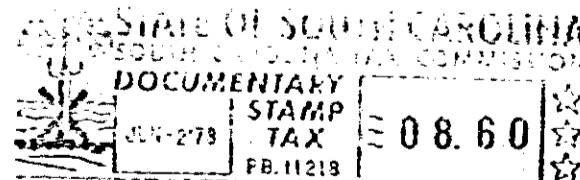
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All <sup>those</sup> certain pieces parcels or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Ward One of the City of Greenville, being located on Hampton Avenue, between Butler Avenue and Hudson Street, and having the following metes and bounds, to-wit:

TRACT 1: BEGINNING at the corner of a stone wall on the south side of Hampton Avenue and running thence S. 50-12 E. 54.3 feet to an iron pin; thence S. 39-45 W. 150 feet to an iron pin on alley; thence along the side of said alley N. 55-12 W. 55 feet to an iron pin; thence N. 40 E. 150 feet to the beginning corner.

TRACT 2: BEGINNING at a stake on the southwesterly side of Hampton Avenue at corner of lot now or formerly of Waddill, and running thence along line of Waddill, 150 feet to a stake; thence on a line parallel with, and 150 feet from Hampton Avenue, 65 feet to a stake at corner of lot now or formerly of Donaldson; thence along easterly line of Donaldson lot, 150 feet to a point on the southwesterly side of Hampton Avenue; thence along Hampton Avenue 65 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagors by John W. Grady, III by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 1080, Page 313, recorded June 2, 1978.



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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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