

FILED
S. C.
AUG 24 1979
GREENVILLE
SHERSLEY

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MORTGAGE

THIS MORTGAGE is made this 31st day of August, 1979, between the Mortgagor, JOCO PROPERTIES, a South Carolina General Partnership, comprised of William A. Coates and R. A. Jones (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FOURTEEN THOUSAND SIX HUNDRED NINETEEN and 47/100 (\$14,619.47) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1979 (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, 1999;

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:

Unit No. 28, in University Ridge Horizontal Property Regime, as shown on plat thereof recorded in the Office of the R.M.C. for Greenville County in Plat Book 5F at Pages 55 and 56.

This conveyance is subject to the provisions of the Master Deed establishing University Ridge Horizontal Property Regime, recorded in the Office of the R.M.C. for Greenville County in Deed Book 1000, at Page 128.

This being the same property conveyed to the Mortgagors by Deed of Lani F. Wise, dated August 31, 1979, and recorded on September 4, 1979 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1110 at Page 705.

OFFICE OF THE REGISTER OF DEEDS
GREENVILLE, SOUTH CAROLINA

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which has the address of Unit 28, University Ridge Condos, Greenville, South Carolina (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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