

UNRECORDED
DEC 5 11 42 AM '79
DEANE HARRISLEY
H.M.C.

Mortgagee's Address:
P. O. Box 437
Greenville, S.C. 29602

MORTGAGE

BOOK 1490 PAGE 519

THIS MORTGAGE is made this 5th day of December 1979, between the Mortgagor, N. Coker Golden, Jr. (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").

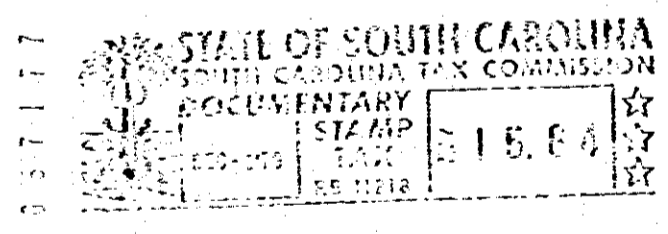
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-nine Thousand Five Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 5, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2010

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, together with all improvements thereon situate on the western side of Waccamaw Avenue in the City of Greenville, County of Greenville, State of South Carolina being shown as Lot 6 and a portion of Lot 7 on a plat of the property of C. B. Martin, recorded in the RMC Office for Greenville County in Plat Book F at pages 102 and 103, and also being shown on a plat of the property of M. Coker Golden, Jr. dated December 3, 1979, prepared by Freeland & Associates, Surveyors, recorded in Plat Book 7-S at page 74 in the RMC Office for Greenville County and having according to said later plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Waccamaw Avenue at the joint front corner of Lots 4 and 6 and running thence with Waccamaw Avenue S. 12-10 W., 70.3 feet to an iron pin; thence N. 85-37 W., 184.5 feet to an iron pin; thence N. 12-36 E., 45 feet to an iron pin; thence N. 16-51 E., 69.9 feet to an iron pin; thence S. 71-35 E., 177.6 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by Deed of Randall P. Todd and Elizabeth P. Todd recorded in Deed Book 1116 at page 949 on December 6, 1979.



which has the address of 210 Waccamaw Drive, Greenville, South Carolina (Street) (City) (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.

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