

FILED  
GREENVILLE CO. S. C.

SEP 9 10 33 AM '80

# MORTGAGE

**DONNIE S. TANKERSLEY**  
THIS MORTGAGE is made this 8th day of September,  
1980, between the Mortgagor, Charles M. Coles and Idelle R. Coles  
(herein "Borrower"), and the Mortgagee, First Federal  
Savings and Loan Association, a corporation organized and existing under the laws of the United States  
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

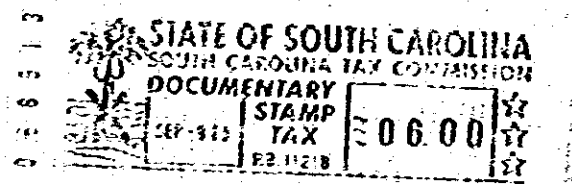
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and  
No/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated September 8, 1980, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on  
October 1, 1992

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 with the building and improvements thereon,  
situate at the northwest corner of the intersection of Hutton Court and  
Eisenhower Drive (formerly Pearce Avenue) in the City of Greenville,  
Greenville County, South Carolina, being shown as Lot No. 3 on Plat  
of Hutton Court, made by C.O. Riddle, Surveyor, April 1957, recorded in  
the RMC Office for Greenville County in Plat Book NN at Page 101 and  
having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Eisenhower Drive,  
at joint front corner of Lots 2 and 3, and running thence along the  
line of Lot 2, N. 16-21 W. 150 feet to an iron pin; thence with the line  
of lot 4, N. 73-39 E. 96 feet to an iron pin on the west side of Hutton  
Court; thence along the west side of Hutton Court, S. 16-21 E. 135 feet  
to an iron pin; thence with the curve of Hutton Court and Eisenhower  
Drive (the chord being S. 28-39 W. 21.2 feet) to an iron pin on the  
north side of Eisenhower Drive; thence along the north side of Eisenhower  
Drive, S. 73-39 W. 81 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by  
deed of Charles H. Bennett, Arthur G. Bowles, Sr., and Yolanda Bowles  
dated August 8, 1980, to be recorded herewith.



which has the address of 117 Eisenhower Drive 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 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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