

1241 Main Street
Columbia, S.C. 29226

FILED
SOUTH CAROLINA

REC-1518 PAGE 731

SEP 19 3 28 PM '80 MORTGAGE

JOHN S. TAMPERSLEY
R.M.C.

THIS MORTGAGE is made this 19th day of September 1980 between the Mortgagor, Joseph T. Coleman and Patricia C. Coleman (herein "Borrower"), and the Mortgagee, The South Carolina National Bank a corporation organized and existing under the laws of the United States of America whose address is 1241 Main Street, Columbia, South Carolina 29226 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand Five Hundred Fifty and No/100 (\$45,550.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 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, 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 piece, parcel or lot of land situate, lying and being on the North-eastern side of Rising Sun Court, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 23 of a Subdivision known as The Meadows, Section II, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 75, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Rising Sun Court, at the joint front corner of Lots Nos. 22 and 23, and running thence with the joint line of said Lots N. 32-23 E. 196.5 feet to an iron pin; running thence S. 84-23 E. 140.4 feet to an iron pin; running thence S. 6-21 W. 184.2 feet to an iron pin at the joint rear corner of Lots Nos. 23 and 24; running thence with the joint line of said Lots S. 79-31 W. 197.5 feet to an iron pin on the North-eastern side of Rising Sun Court; running thence N. 1-16 W. 40 feet to an iron pin; thence continuing with said Court N. 47-49 W. 40 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagors herein by Preferred Homes, Inc. by Deed recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
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which has the address of 18 Rising Sun Court, The Meadows, Taylors, S.C. 29687 (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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