

FILED
CO. S. C.
MAY 18 4 33 PM '81

MORTGAGE

LOVE, THORNTON, ARNOLD & THOMASON
FILE # 10094 AUG. 21st 1981
H. O. No. Glenn Allen & Kathy M. Cole
REC. BY: 1541 PAGE 509

THIS MORTGAGE is made this 18th day of May 1981, between the Mortgagor, Glenn Allen Cole and Kathy M. Cole (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Two Thousand and no/100ths (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2011

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, situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, being known and designated as a portion of Lots 9 and 10 of Section D as shown on a plat of Subdivision of Kanatenah, recorded in Plat Book F at Pages 131 and 132 and being more particularly shown on a recent survey of Piedmont Engineering Service, January 25, 1952 entitled property of W. M. Hackney as follows:

BEGINNING at an iron pin on the South side of Stewart Street which pin is 91.9 feet from the southeast corner of intersection of Stewart Street and McCuen Street (formerly Mitchell Street) and running thence S 26-30 E 105 feet to an iron pin; thence N 61-07 E 91.95 feet to an iron pin on the East side of McCuen Street; thence along the eastern side of McCuen Street N 26-30 W 109 feet to an iron pin at the southeast corner of intersection of McCuen Street and Stewart Street; thence along the south side of Stewart Street N 63-35 E 91.9 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of W. Michael Cole and Carol Cathleen Cole dated and recorded of even date herewith.

OFFICE OF THE REGISTER OF DEEDS
STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
TAX \$ 08.80

GCTO -----3 MY1881 951

which has the address of 300 Stewart Street Greenville (City) S.C. 29605 (State and Zip Code) (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 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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