

AUG 20 11 57 AM '81

DONNIE S. BANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 20th day of August, 1981, between the Mortgagor, MICHEL G. COLINEAU and MARIE CLAUDE COLINEAU, (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").

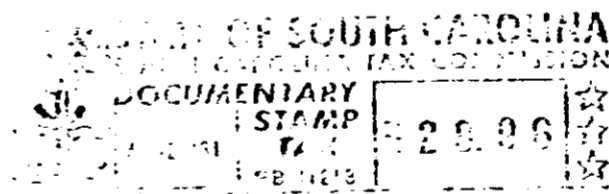
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Two Thousand, Four Hundred and no/100----- Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2009

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 buildings and improvements thereon, situate, lying and being on the eastern side of Heatherbrook Road in Greenville County, South Carolina being known and designated as Lot No. 13 as shown on plat entitled "Foxcroft Section I" made by C. O. Riddle, Surveyor, dated September 15, 1969 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-F at pages 2, 3, and 4, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Heatherbrook Road at the joint front corner of Lots Nos. 12 and 13 and running thence with the common line of said lots, N. 86-11 E. 215.5 feet to an iron pin; thence running N. 7-04 E. 122.4 feet to an iron pin; thence S. 88-28 E. 239.2 feet to an iron pin on the eastern side of Heatherbrook Road; thence with the eastern side of Heatherbrook Road, S. 3-49 W. 130 feet to an iron pin, the Point of Beginning.

The above property is the same property conveyed to the Mortgagors by deed of Ronald S. Barden and Louise S. Barden, to be recorded herewith.



which has the address of 9 Heatherbrook Road, Greenville,
(Street) (City)
South Carolina 29607 (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.

GCTO -----3 AU20 81 1179

4.0001

0461

4328 RV.2