GR: °€. S. C.

MORTGAGE 1 35 PH 182

THIS MORTGAGE is midenhis. 30th day of November 1982, between the Mortgagor, Mark Coburn and Deborah F. Coburn day of November under the laws of. THE UNITED STATES OF AMERICA , whose address is 101 EAST WASHINGTON

STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-seven Thousand and with the balance of the indebtedness, if not sooner paid, due and payable on... December 1, 2012

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 those pieces, parcels or lots of land situate, lying and being in Ward One of the City of Greenville, County of Greenville, State of South Carolina, being located on Hampton Avenue, between Butler Avenue and Hudson Street, and having the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southwesterly side of Hampton Avenue, joint front corner of said property and property now or formerly of DeJong, and running thence along said DeJong line, S. 39-45 W. 150.85 feet to an old iron pin; thence turning and running along the rear line of said property, N. 49-48 W. 120.0 feet to a mark in concrete; thence turning and running along line of said property and line now or formerly of Ragsdale Estate, N. 40-01 E. 150.0 feet to an iron pin on Hampton Avenue; thence turning and running along said Hampton Avenue, S. 50-12 E. 119.3 feet to an old iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of John W. Grady, III, dated June 2, 1978, and recorded in the RMC Office for Greenville County on June 2, 1978 in Deed Book 1080 at Page 313.

which has the address of .. 317. Hampton Avenue, Greenville, 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 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.