

GREENVILLE S.C.
FILED
JUN 17 11 07 AM '83
DONNIE S. RILEY

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

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MORTGAGE

THIS MORTGAGE is made this 3rd day of June, 1983, between the Mortgagor, Gerald E. and Patti S. Coleman, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

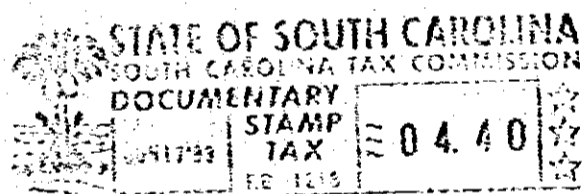
WHEREAS, Borrower is indebted to Lender in the principal sum of \$11,000.00 (Eleven thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated June 3, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 30, 1993.

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, State of South Carolina, being known and designated as Lot #76 as shown on a plat of Westminister Village Subdivision, Section I, recorded in the RMC Office for Greenville County in Plat Vook 5P at Page 40.

This being the same property conveyed to the mortgagor by deed of Fuller-Brownell Investment Company and recorded in the RMC Office for Greenville County on October 9, 1979 in Deed Book 1113 at Page 293.

This is a second mortgage and is Junior in Lien to that mortgage executed by Gerald E. and Patti S. Coleman to North Carolina National Bank which mortgage is recorded in the RMC Office for Greenville County on April 29, 1977 in Book 1396 at Page 114.



which has the address of 18 Paddock Lane Greer,
(Street) (City)
South Carolina 29651 (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.