

FILED
GREENVILLE CO. S. C.

BOOK 1400 PAGE 846

JUN 13 2 32 PM '77
MORTGAGE
R.M.C.

THIS MORTGAGE is made this 10th day of June, 19 77, between the Mortgagor, Clyde R. Coffey and Sharon D. Coffey (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-Eight Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 1977 (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 1, 2002;

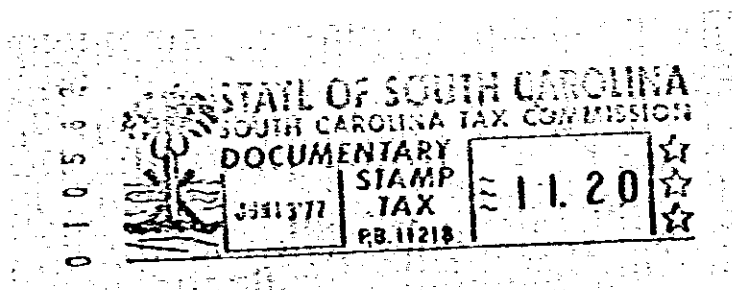
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, near the City of Greenville, situate, lying and being on the northeastern side of Rodney Avenue and being known and designated as Lots Nos. 35 and 36 on a plat of Property of J. P. Rosamond, recorded in the RMC Office for Greenville County in Plat Book H at Page 186, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Rodney Avenue, joint front corner of Lots 36 and 37, which iron pin is 185 feet northwest of the northeastern section of an unnamed street on Rodney Avenue and running thence N.25-15 E. 160 feet to an iron pin at the joint rear corner of Lots 36 and 37, 16 and 17; thence running with the joint line of Lots 17 and 18 and 35 and 36, N.64-45 W. 120 feet to an iron pin at the joint rear corners of Lots 18, 19, 34 and 35; thence with the joint line of Lots 34 and 35, S.25-15 W. 160 feet to an iron pin at the joint front corner of Lots 34 and 35 on the northeastern side of Rodney Avenue; thence along the northeastern side of Rodney Avenue, S.64-45 E. 120 feet to the beginning corner.

This is the same property as that conveyed to the Mortgagors herein by deed from C. C. Tharpe, Jr. and Betty Jean Tharpe recorded in the RMC Office for Greenville County on June 13, 1977.

The mailing address of the Mortgagee herein is P. O. Drawer 969, Greer, S. C. 29651.



which has the address of 208 Rodney Avenue, Greenville, South Carolina 29609 (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.

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