

MORTGAGE

THIS MORTGAGE is made this 14th day of July, 1977, between the Mortgagor, **Gean Pierre Coquin and Bonnie June Coquin** (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 **Thirty Four Thousand Three Hundred Fifty and no/100 (\$34,350.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **July 14, 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 **July 1, 2007**

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 lot of land in Greenville County, State of South Carolina, being shown and designated as Lot No. 49 on plat of Eastgate Village, made by Piedmont Engineers and Architects, dated 5/15/73, recorded in Plat Book 4X at Page 31 in the RMC Office for Greenville Co.

This property is conveyed subject to restrictions recorded in Deed Book 1001 at Page 663 in the RMC Office for Greenville County and to all other restrictions, zoning ordinances, rights-of-way and easements of record and on the ground which affect said property.

THIS being the same property as conveyed to Alfred P. Moore and Ann M. Moore by deed of Threatt Maxwell Enterprises, Inc. as recorded in Deed Book 1013 at Page 67 in the RMC Office for Greenville County on January 13, 1975.

RECORDED IN DEED BOOK 11213

which has the address of **205 Gaithburg Square, Eastgate Village, Taylors,** (Street) (City)
South Carolina 29687 (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.

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