

REC  
O. S. C.  
3 11 PM '81

**MORTGAGE**  
RENEGOTIABLE RATE  
See Rider Attached

BOOK 1542 PAGE 557

THIS MORTGAGE is made this... 29TH... day of MAY...  
19 81, between the Mortgagor, JOSEPH E. COLE AND PEGGY J. COLE...  
... (herein "Borrower"), and the Mortgagee... HERITAGE...  
FEDERAL SAVINGS AND LOAN ASSOCIATION... a corporation organized and existing  
under the laws of the United States of America... whose address is 201 West Main Street...  
Laurens, S. C. 29360... (herein "Lender").

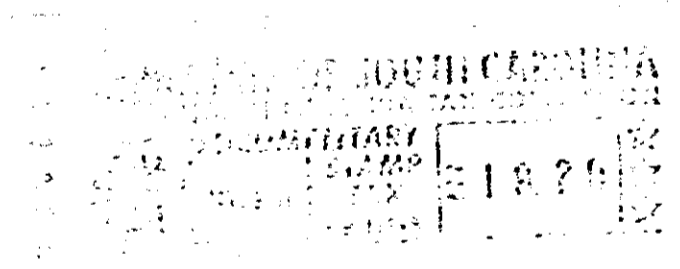
This mortgage includes a renegotiable rate mortgage rider which is hereby incorporated  
by reference and made a part hereof.  
WHEREAS, Borrower is indebted to Lender in the principal sum of...  
FORTY-EIGHT THOUSAND (\$48,000.00)... Dollars, which indebtedness is evidenced by Borrower's note  
dated... MAY 29, 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... MAY 1, 2011... further  
providing for renewals at intervals of every 3 years with adjustments to  
interest rates and monthly payments at each renewal; with final maturity on 5-1-2011  
at which time the balance of indebtedness, if not sooner paid, shall come due and payable.

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 tract of land situate, lying and  
being in the City of Simpsonville, County of Greenville, State of South Carolina,  
shown and designated as Lot No. 41 on a plat of PINE TREE by Piedmont Engineers and  
Architects, dated March 19, 1974, and recorded in the RMC Office for Greenville County,  
South Carolina, in Plat Book 5-D at Page 63, and having according to said plat, the  
following metes and bounds:

BEGINNING on the Northern side of Pine Bark Court at the joint front  
corner of Lots 41 and 42 and running thence along the common line of Lot 42 N. 0-22  
W: 150 feet to a point; thence N. 89-38 E. 100 feet to a point, the rear corner of  
Lots 40 and 41; thence along the common line of Lot No. 40 S. 0-22 E. 150 feet to a  
point on Pine Bark Court; thence along Pine Bark Court S. 89-38 W. 100 feet to the  
point of beginning.

THIS being the same property conveyed to the Mortgagors herein by a  
certain deed of Carol Chandler dated May 29, 1981, and thereafter filed on the same  
date in the RMC Office for Greenville County in Deed Book 1148 at Page 931.



which has the address of... 203. PINE BARK COURT, SIMPSONVILLE, SOUTH CAROLINA 29681...  
(Street) (City)  
... (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 improve-  
ments 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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