

GREENVILLE CO. S.C.
1978 AUG 23

1442 445

MORTGAGE

THIS MORTGAGE is made this 25th day of August, 1978, between the Mortgagor, Kevin W. Coster and Terrie C. Coster, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Eighteen Thousand and 00/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1998

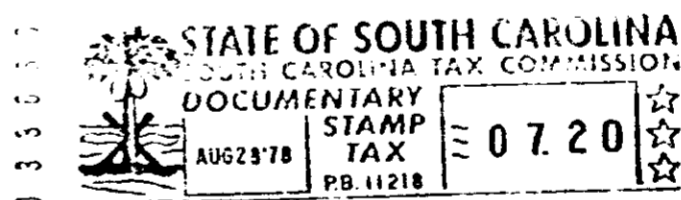
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land with all improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 81 according to a plat of Piedmont Estates, which plat is recorded in the R.M.C Office for Greenville County, S.C. in Plat Book KK at Page 45, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the northwest intersection of Ivy Dale Avenue (formerly Churchill Avenue) and Lofty Ridge Road (formerly Eisenhower Street) and running thence along Ivy Dale Avenue, N. 23-15 E. 55 feet to an iron pin at the joint front corner of Lots 81 and 82; thence N. 66-0 W. 173.7 feet to an iron pin; thence S. 24-0 W. 55 feet to an iron pin on Lofty Ridge Road; thence along Lofty Ridge Road, S. 66-0 E. 174.4 feet to an iron pin at the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from William Smith Ragsdale, III recorded in the R.M.C. Office for Greenville County, S.C. on August 23, 1978.

First Federal Savings & Loan Association
301 College Street
Greenville, S. C. 29601



which has the address of 201 Ivy Dale Avenue Greenville,
(Street) (City)
S. C. 29605 (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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