

FILED
GREENVILLE S.C.

MORTGAGE

JUL 1 4 05 PM '83

THIS MORTGAGE is made this June 27th day of June, 1983 between the Mortgagor, Mark S. and Gail A. Coffin (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

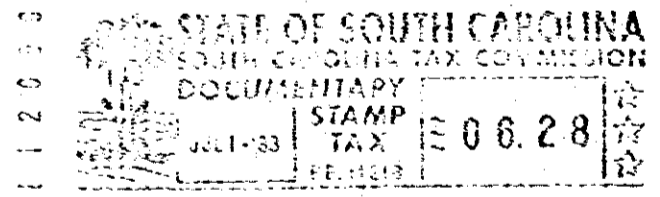
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand Six Hundred and Forty and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 5, 1990

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, together with all improvements thereon, situate, lying and being in Greenville County, State of S.C., on the northwestern side of High Hill Street, being known and designated as Lot 53, Augusta Road Hills, according to plat of subdivision prepared by Dalton & Neves, dated December, 1940, and recorded in the RMC Office for Greenville County in Plat Book M, at Page 33, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on High Hill Street at the joint front corner of Lots 53 and 54 and running thence along the joint line of said lots, N. 47-50 W. 165.0 feet to an iron pin at the joint rear corner of Lots 53, 54, 39 and 40; running thence along the rear boundary of Lot 40, N. 42-10 E. 60.0 feet to an iron pin at the joint rear corner of Lots 40, 41, 52 and 53; running thence along the joint line of Lots 52 and 53, S. 47-50 E. 165.0 feet to an iron pin on High Hill Street at the joint front corner of said lots; thence running along High Hill Street, S. 42-10 W. 60.0 feet to an iron pin, the point and place of beginning

The lien of this mortgage is junior and inferior to the lien of that first mortgage to Cameron-Brown Company in the original amount of \$16,000.00 dated August 25, 1975, as recorded in the RMC Office for Greenville County, S.C., in REM Book 1347, at Page 125.

This is the same property conveyed to the mortgagors herein by deed of Republic Machine Company, Inc., dated June 27, 1983, which is recorded simultaneously herewith in the RMC Office for Greenville County, S.C., in Deed Book _____, at Page _____.



which has the address of 16 High Hill Greenville, S.C. 29605 (herein "Property Address");

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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