

FILED
GREENVILLE, S.C.

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JUN 28 3 53 PM '84
MORTGAGE

DOMINIC J. WATSON
R.H.C.

THIS MORTGAGE is made this 28th day of June, 1984, between the Mortgagor, George Russell Coote and Evelyn I. Coote, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 ~~thirty-one thousand~~ and ~~n0/100 (\$31,000.00)~~ Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 1984, (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, 2014.

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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as lot 40, Wiltshire Court, Windsor Oaks Subdivision, Section II as prepared by Kermitt Gould, Surveyor, and recorded in the R.M.C. Office for Greenville County in Plat Book 7C, at Page 13, and being shown on a more recent plat entitled "Property of George Russell Coote and Evelyn I. Coote" prepared by Carolina Surveying Co. dated June 25, 1984 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 105 at Page 56, and having, according to said more recent plat, the following metes and bounds, to-wit:

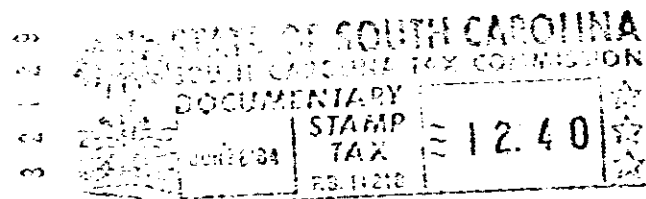
BEGINNING at an iron pin on the right-of-way of Wiltshire Court, the joint front corner of lot numbers 41 and 40, and running thence along the joint line of said lots N20-22W, 119.97 feet to an iron pin; thence N69-38E, 127.0 feet to an iron pin at the joint rear corner of lot numbers 40 and 39; thence running along the joint lines of said lots S20-22E, 119.97 feet to an iron pin on the right-of-way of Wiltshire Court; thence along the right-of-way of Wiltshire Court S69-38W, 127.0 feet to the point of beginning.

This being the same property conveyed unto Mortgagors by deed of Mount Paris Realty Corporation executed and recorded of even date herewith.

Attached and made a part hereof by reference is mortgage "Adjustable Rate Rider" dated June 28, 1984.

Handwritten initials

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which has the address of 6 Wiltshire Court, Taylors (City) South Carolina 29687 (State and Zip Code) (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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