

APR 16 10 19 AM '76  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE

1384 903

THIS MORTGAGE is made this 15th day of April 1976 between the Mortgagor, Broughton F. Cooper and Jane C. Cooper (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of State of South Carolina whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand, Five Hundred and Fifty Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 1976 (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, 2006

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, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Montclaire Road, in the City of Mauldin, being shown and designated as Lot 37 on a Plat of Montclaire, Section 3, prepared by R. B. Bruce, Surveyor, recorded in the R.M.C. Office for Greenville County in Plat Book WWW at Page 57, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the southern side of Montclaire Road, joint front corner of Lots 37 and 36, and running thence S. 60-42 E. 150.1 feet; thence N. 29-18 E. 85.7 feet; thence along the common line of Lots 37 and 38, N. 60-42 W. 150 feet to a point on the southern side of Montclaire Road; thence along the said Montclaire Road, S. 29-18 W. 90 feet to the point of beginning.



which has the address of Lot 37 Montclaire Road, Mauldin, South Carolina (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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