

FAHRT & PART, ATTY'S.

File # 8872

GREENVILLE CO. S

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Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 30 day of May 1977, between the Mortgagor, William C. & Beth H. Cooper (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

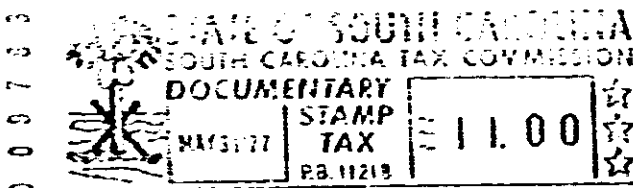
WHEREAS Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand, Five Hundred and NO/100 (\$27,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1st of May 2002;

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 Butler Township, Greenville County, State of South Carolina, as shown on plat of Property of William B. Ducker made by Dalton and Neves Co., Engineers, dated May 1977, recorded in the RMC Office for Greenville County, State of South Carolina, in Plat Book 6-D at Page 83, and having according to said plat the following metes, and bounds, to-wit:

BEGINNING at an iron pin on the South side of Old Spartanburg Road at the corner of Lot No. 1 and runs thence S. 19-37 E. 175.5 feet to an iron pin; thence S. 68-42 W. 135.6 feet to an iron pin; thence N. 23-35 W. 204.2 feet to an iron pin on the South Side of Old Spartanburg Road; thence along said Road N. 82-11 E. 50 feet to an iron pin; thence continuing along said Road N. 79-18 E. 50 feet to an iron pin; thence continuing along said Road N. 77-19 E. 51.7 feet to the beginning corner.

This being the same property conveyed to William C. Cooper and Beth H. Cooper by Deed of William B. Ducker, dated May 30, 1977 to be recorded herewith:



which has the address of 3508 East North Street, Ext., Greenville, S.C. (Street) (City)
South Carolina (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 seized 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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