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GREENVILLE CO. S. C.

BOOK 1407 PAGE 757

MORTGAGE

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DONNIE S. TANKERSLEY
R.M.C.

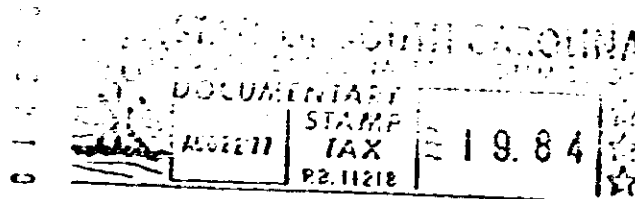
THIS MORTGAGE is made this 19 day of August 1977, between the Mortgagor, Furman Cooper (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-nine Thousand Six Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 19, 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 January 1, 2007;

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: being in the City of Mauldin, and known and designated as Lot No. 86 on plat of Forrester Woods, Section 7, recorded in the RMC Office for Greenville County in Plat Book 5P at pages 21 and 22, and having the following metes and bounds:

Beginning at an iron pin on Stoney Creek Drive at the joint front corner of Lot 85, and running thence with line of said Lot, S 72-12 E 150 feet to an iron pin; thence S 17-48 W 100 feet to an iron pin; thence with line of Lot 87, N 72-12 W 150 feet to an iron pin on Stoney Creek Drive; thence with said Drive, N 17-48 E 100 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed of W. D. Yarbrough, recorded in the RMC Office for Greenville County on August 22, 1977.



which has the address of Lot 86 Forrester Woods, Mauldin, S.C. 29662 (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 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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