

GREENVILLE CO. S.C.
9 11 2003

MORTGAGE

THIS MORTGAGE is made this 3 day of January, 1978, between the Mortgagor, ROBERT S. COOPER AND PEGGY H. COOPER, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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 Twenty Four Thousand Seven Hundred and 00/100 (\$24,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2003

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 those two certain lots of land in Greenville Township, in Greenville County, State of South Carolina, on the Eastern side of Brookwood Drive, in the City of Greenville, being shown as Lots 5 and 6 of Block "G" of Stone Estates, said plat being recorded in Plat Book G at Page 292 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Brookwood Drive, at the joint front corner of Lots 4 and 5 of Block "G" and running thence with the line of Lot 4, S. 78-38 E. 150.5 feet to an iron pin; thence N. 9-30 E. 50 feet to an iron pin at the rear corner of Lot 7; thence with the line of Lot 7, N. 78-38 W. 149.6 feet to an iron pin on Brookwood Drive; thence with the Eastern side of Brookwood Drive, S. 11-22 W. 50 feet to the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of Robert L. Hinsdale and Margaret T. Hinsdale, said deed being dated of even date.

which has the address of 33 Wilshire Drive, Greenville, 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.

GCTO -----2 JAN 78

RECORDING

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