

GREENVILLE CO. S.C.

1978 OCT 11

UNIFORM INSTRUMENT

MORTGAGE

THIS MORTGAGE is made this 11 day of October, 1978, between the Mortgagor, EDWARD C. COOPER AND PATRICIA R. COOPER, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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").

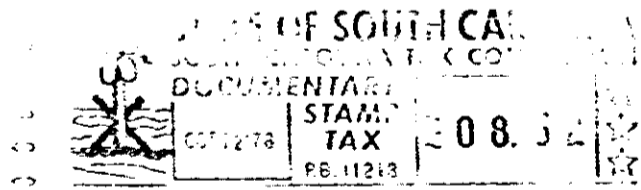
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty One Thousand Two Hundred Sixty Seven and 45/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 11, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1997.

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 with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 231, Peppertree Subdivision, as shown on plat of Peppertree, Section No. 2, dated June 15, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4R at Page 19, as revised by plat recorded in said Office in Plat Book 4X at Page 3, being more particularly described with reference to said plat as follows:

BEGINNING at a point on the Northern side of Winterfield Place, being a joint corner of Lots 231 and 230; thence N. 13 W. 160 feet to a point; thence S. 64-38 W. 99.8 feet to a point; thence S. 22 E. 145 feet to a point on the Northern side of Winterfield Place; thence along said side of Winterfield Place, N. 71-56 W. 61 feet to a point; thence continuing along Winterfield Place, N. 82 E. 14 feet to the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of Betty Stewart Anderson, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1089 at Page 787.



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which has the address of 1107 Winterfield Place Taylors, South Carolina (Street) (City) (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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