

GREENVILLE CO. S. C.
OCT 13 10 46 AM '78
DENNIS S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1447 PAGE 73

THIS MORTGAGE is made this 12th day of October 1978, between the Mortgagor, Alan R. Cochran and Kathy H. Cochran (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is East Washington Street, Greenville, S. C. (herein "Lender").

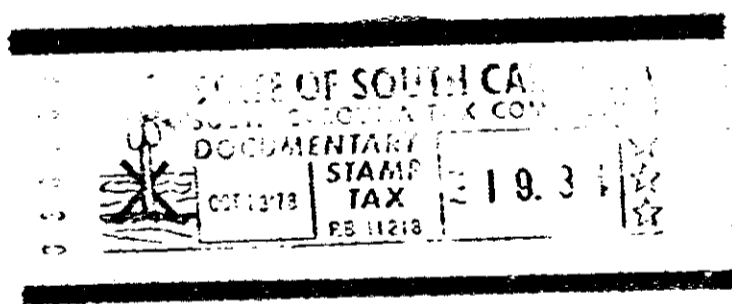
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Nine Thousand Six Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 12, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2009.

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 State of South Carolina:

ALL THAT piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 49 on plat of Edwards Forest, Section 5, recorded in Plat Book 4X at page 50 and having, according to said plat, the following courses and distances:

BEGINNING at an iron pin on Tanner Road, joint front corner of Lots 49 and 50 and running thence along Tanner Road, S. 47-43-18 W. 110 feet to an iron pin in curve; thence along the curve, N. 84-18 W. 33.47 feet to an iron pin on Ryan Street; thence along Ryan Street, N. 36-20 W. 125 feet to an iron pin, joint corner of Lots 48 and 49; thence along the joint line of said lots, N. 46-33 E. 118 feet to an iron pin; thence along the joint line of lots 49 and 50, S. 42-50 E. 151.6 feet to an iron pin on Tanner Road, the point of beginning.

Being the same property conveyed by Joint Ventures, Inc. by deed to be recorded herewith.



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which has the address of Tanner Road, Taylors, South Carolina 29687 (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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