

FILED
GREENVILLE CO. S. C.
OCT 13 2 05 PM '78
JAMES S. TAYLOR
CLERK

MORTGAGE

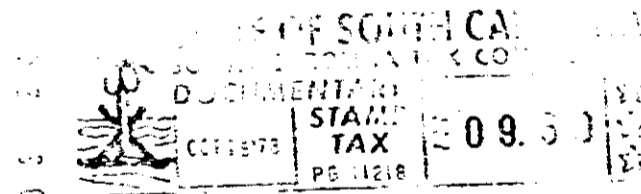
THIS MORTGAGE is made this 12 day of October, 1978, between the Mortgagor, Rachel A. Cooley, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Twenty Four Thousand 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 November 1, 2008;

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 shown and designated as Lot 287 on plat of Section III of Westwood Subdivision which plat is recorded in the RMC Office for Greenville County in Plat Book 4N, Page 30 and being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the northern side of Capewood Road at the joint corner of Lots 287 and 288 and running thence along the line of Lot 288 N. 19-28 W., 140 feet to an iron pin; thence along the line of Lots 258 and 259 S. 70-32 W., 86 feet to an iron pin; thence along the line of Lot 286 S. 19-28 E., 140 feet to an iron pin on the northern side of Capewood; running thence along the northern side of Capewood N. 70-32 E., 86 feet to the beginning corner.

This is the identical property conveyed to the mortgagor by deed of Walter A. Cooley to be recorded of even date herewith.



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which has the address of 406 Capewood Road Greenville, South Carolina 29681 (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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