

MORTGAGE

THIS MORTGAGE is made this 15 day of January, 1979, between the Mortgagor, John B. and Martha D. 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").

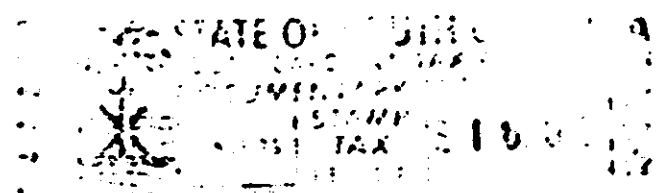
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 15, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 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 Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot # 126 on plat of CANEBRAKE I, recorded in Plat Book 5D, Page 95, and a more recent plat of Property of John B. Cooper and Martha D. Cooper, dated January 8, 1979, prepared by Century Land Surveying Co, and recorded in the REC Office for Greenville County in Plat Book 6-y, Page 24, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Kings Mountain Drive, joint front corner with Lots 127 and 126 and running thence N. 31-52 W., 160.08 feet to an iron pin; thence turning and running N. 50-00 E., 75.0 feet to an iron pin; thence turning and running along the common line of lots 126 and 125, S. 35-30 E., 144.50 feet to an iron pin on Kings Mountain Drive; thence with said Drive, S. 53-44 W., 64.9 feet to an iron pin, being the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Jimmy M. Bridges to be recorded of even date herewith.



which has the address of _____

_____ (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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