

Mortgagee's Mailing Address: 301 College Street, Greenville, S. C. 29601

GREENVILLE CO. S.C.
APR 24 1979

MORTGAGE

THIS MORTGAGE is made this 24th day of April, 1979, between the Mortgagor, Gerard Cooke and Darlene T. Cooke, (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").

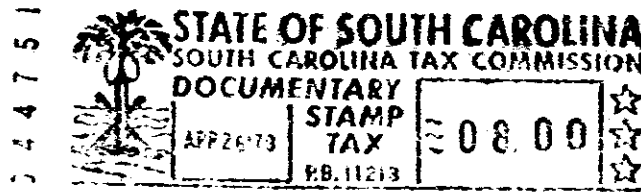
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 24, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1980.....;

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, being shown on plat of property of Jerry Cooke dated February 20, 1979 drawn by Carolina Surveying Company, containing 1.00 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern edge of New Cut Road at the joint front corner of property owned by Curtis Nash and running thence along the southern side of New Cut Road S. 82-40 E. 10.5 feet to a point; continuing along southern edge of New Cut Road S. 89-10 E. 58.5 feet to a point on the southern edge of New Cut Road at the joint front corner of property owned by Maria W. Krusos, running thence with the joint line of property of said Maria W. Krusos S. 12-17 W. 435.5 feet to a point located on the joint property line of Maria W. Krusos; thence running N. 85-10 W. 95.6 feet along the joint line of property owned by Maria W. Krusos to a point located on the joint line of property owned by Maria W. Krusos and being the joint rear corner of property owned by Curtis Nash; thence running along the joint line of property of Curtis Nash N. 10-38 E. 432.2 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Curtis T. Nash of even date and to be recorded herewith.



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which has the address of New Cut Road Piedmont,
(Street) (City)
South Carolina
(State and Zip Code) (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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