

V
FILED
GREENVILLE CO. S. C.
JUN 26 4 41 PM '79
DONNIE S. TANKERSLEY
R.M.C.

Vol 1471 Page 714

MORTGAGE

THIS MORTGAGE is made this 28th day of June 1979, between the Mortgagor, LEWIS W. COOPER and JEWEL S. COOPER (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

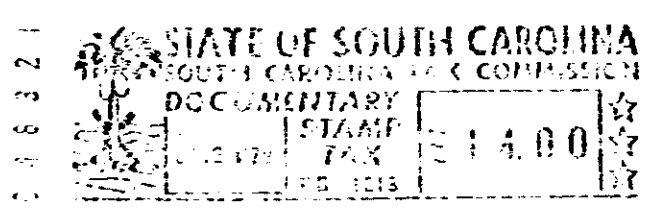
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FIVE THOUSAND and NO/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2005;

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 in the State of South Carolina, County of Greenville, being shown and designated as Lot Number 11 of Mill Creek Estates on plat of said subdivision recorded in Plat Book 4-Z at pages 87 and 88 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Hackamore Trail and running thence N 73-48 E 99.79 feet to an iron pin; thence N 79-03 E 139.46 feet to an iron pin; thence S 70-57 E 50.0 feet to an iron pin; thence N 64-03 E. 25.9 feet to an iron pin at the joint front corner of Lots Nos. 10 and 11; thence along the joint line of Lots Nos. 10 and 11 S 39-37 E 245.5 feet to the joint rear corner of Lots Nos. 10, 11 and 14; thence along the back line of Lot No. 11 S 76-17 W 382.0 feet to an iron pin at the joint rear corner of Lots Nos. 11, 13 and 12; thence along the joint line of Lots Nos. 11 and 12 N 20-42 W 247.0 feet to an iron pin at the joint front corner of Lots Nos. 11 and 12, the point of beginning.

THIS is the same property conveyed to the Mortgagors herein by deed of Mill Creek a limited partnership dated December 17, 1976 and recorded in the RMC Office for Greenville County, South Carolina in Deeds Vol. 1048 at Page 224 on December 21, 1976.



which has the address of Hackamore Trail, Piedmont (Street) (City) SC 29673 (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 seised 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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