

DONNIE S. TANKERSLEY
R.H.C.

GREENVILLE CO. S.C.
DEC 3 1 53 PM '79

MORTGAGE

BOOK 1490 PAGE 158

THIS MORTGAGE is made this 30th day of November 1979, between the Mortgagor, C. FRANK COPE (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

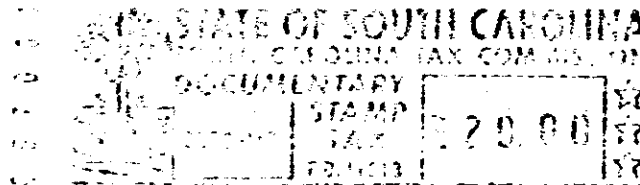
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY THOUSAND AND 00/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 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 on the northern side of Hillcrest Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots # 5 & 6 of Section G, as shown on plat of Highland Terrace, prepared by C. E. Riddle, Surveyor, dated October, 1936, recorded in the R.M.C. Office for Greenville County in Plat Book "D" at Page 238, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hillcrest Drive at joint front corner of Lots # 4 & 5, and running thence with the line of Lot #4, N.9-52 E.190 feet to a stake on a 15 foot alley; thence with the southern side of said alley, N.80-08 W.100 feet to an iron pin at the joint rear corner of Lots # 6 & 7; thence with the line of Lot #7, S.9-52 W. 190 feet to an iron pin on the northern side of Hillcrest Drive; thence with the northern side of Hillcrest Drive, S.80-08 E.100 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of R. W. Vandermark, etal dated February 13, 1971 and recorded in the R.M.C. Office for Greenville County in Deed Book 917 at Page 138 on June 3, 1971.



which has the address of 32 W. Hillcrest Drive, Greenville, S.C. 29609 (Street) (City)
(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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