

S.C.
APR 11 1980
ASLEY

Mail to: 1500 376
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 9th day of April 1980, between the Mortgagor, LEE VOWEN COX and CARRIE LEE W. COX (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-SIX THOUSAND AND NO/100 (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 9, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on AUGUST 1, 2010

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 piece, parcel or tract of land containing .94 acre, lying and being situate on the southerly side of Kennedy Road in Chick Springs Township, Greenville County, South Carolina, and having, according to plat prepared by Terry T. Dill of property of Lily McC. Loftis, dated September 3, 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Kennedy Road, 142.4 feet southwest of iron pin in the northwest corner of property of John Henry Lyles (or formerly), and running thence along the southerly side of Kennedy Road, S.70-10 W. 119.1 feet to an iron pin; thence S. 3-20 E. 365.5 feet to an iron pin in rear corner of the Norman Oglesby (or formerly) property; thence along the rear line thereof, N. 69-00 E. 119.5 feet to an iron pin on west boundary of Marion Parham (or formerly) property; thence N. 3-20 W. 364 feet to an iron pin on the southerly side of Kennedy Road, the point of BEGINNING.

This being the same property conveyed to the Mortgagors herein by deed of Irene Oglesby dated February 24, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1051 at page 567.

which has the address of Lot 1A, Kennedy Road, Taylors, South Carolina, (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.

0376

4329 RV-2