

COCHRAN & DARBY BUILDERS, INC.
GREENVILLE, S.C.

MORTGAGE

BOOK 1507 PAGE 437

THIS MORTGAGE is made this 11th day of July, 1980, between the Mortgagor, Cochran & Darby Builders, Inc. (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Eight Thousand and 00/100ths (\$78,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 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 February 1, 2006.

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 with the buildings and improvements thereon, lying and being on the southerly side of Sugar Creek Lane, near the City of Greenville, South Carolina, being known and designated as Lot No. 10 on plat entitled "Map 7, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at Page 15, and having, according to a more recent survey entitled "Revised Lot 10, Map 7, Sugar Creek," prepared by C. O. Riddle, Surveyor, dated December 19, 1979, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-T at Page 36, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Sugar Creek Lane, said pin being the joint front corner of Lots 10 and 11 and running thence with the common line of said lots S. 7-17-43 E., 188.90 feet to an iron pin, the joint rear corner of Lots 10 and 11; thence S. 75-28 W., 75.57 feet to an iron pin, the joint rear corner of Lots 9 and 10; thence with the common line of said lots N. 0-53-29 E., 174.02 feet to an iron pin on the southerly side of Sugar Creek Lane; thence with the southerly side of Sugar Creek Lane, S. 86-47-53 W., 100 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of John Cochran Company, Inc., a South Carolina Corporation, M. Graham Proffitt, III, and Ellis L. Darby, Jr., dated July 11, 1980, to be recorded herewith,

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE, SOUTH CAROLINA
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which has the address of Lot 10 Sugar Creek Subdivision Greer (Street) (City)
South Carolina 29651 (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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