

FILED FIRST FEDERAL
GREENVILLE CO. S. C. P. O. BOX 403
GREENVILLE, S. C. 29602

BOOK 1511 PAGE 795

AUG 19 2 20 PM '80

DONNIE S. TANKERSLE **MORTGAGE**
R.M.C.

THIS MORTGAGE is made this 14th day of August,
19 80, between the Mortgagor, Marion G. & Catherine R. Cox,
(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 Five Thousand & 00/100
(\$5,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated August 14, 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 Sept. 1, 1983.....;

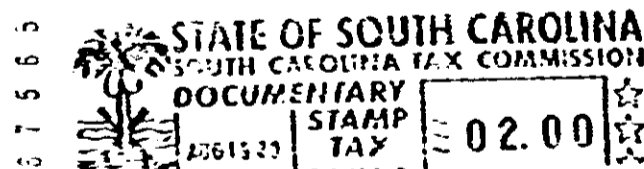
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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 lot of land, containing 2.309 acres, more or less,
situate, lying and being on the southern side of the Fairview-Fork Shoals Road, in
the County of Greenville, State of South Carolina, being known and designated as
Tract No. 3 as shown on a plat prepared by Morgan & Applewhite Engineering Associates,
dated October 12, 1976, revised November 18, 1976, and recorded in the RMC Office for
Greenville County, South Carolina in Plat Book 5-7 at page 13 and having according to
said plat the following metes and bounds.

BEGINNING at an iron pin on the center of the Fairview-Fork Shoals Road, at the
joint corner of the premises herein described and other property of the grantors herein,
and running thence with line of said other property of grantors herein S. 8-48 E, 487.2
feet to an iron pin, thence N. 18-02 E. 99.5 feet to an iron pin, thence N. 79-37
E. 98.3 feet to an iron pin at the joint corner of Tracts 2 and 3 as shown on said plat;
thence with the line of Tract 2 N. 16-13 E. 486.4 feet to an iron pin in the center
of the said Fairview-Fork Shoals Road; thence with the center line of said road as the
line, the following courses and distances: S. 68-27 W. 52.6 feet to a nail, thence S.
71-38 W. 100 feet to a nail, thence S. 73-38 W. 100 feet to an nail, thence S. 79-11 W.
100 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of J.W.
Terry and Ida C. Terry and recorded in the RMC Office for Greenville County on November
16, 1977 in Deed Book 1068 and Page 559.

This is a second mortgage and is junior in lien to that mortgage executed to
Marion G. Cox and Catherine R. Cox which mortgage is recorded in RMC Office for
Greenville County in Book 1420 and Page 148.



which has the address of Rt. 1, Box 38A Old Fairview Rd. Fountain Inn,
(Street) (City)
South Carolina 29644 (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 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.

SOUTH CAROLINA — 1 to 4 Family—675—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

4328 RV-2