

FILED  
GREENVILLE CO. S. C.

SEP 8 3 18 PM '80

DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1515 PAGE 154

# MORTGAGE

THIS MORTGAGE is made this 8th day of September, 1980, between the Mortgagor, Cothran & Darby Builders, Inc., (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").

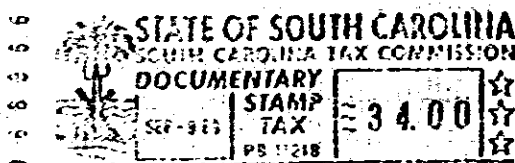
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Five Thousand and 00/100ths (\$85,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 8, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept. 1, 2011;

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 at the easterly intersection of Sweetwater Road and Creekside Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 413 on plat entitled "Map 3, Section 2, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Sweetwater Road, said pin being the joint front corner of Lots 412 and 413 and running thence with the common line of said lots N. 26-13-37 E., 158.11 feet to an iron pin, the joint rear corner of Lots 413 and 414; thence with the common line of said lots N. 75-50-24 W., 175.05 feet to an iron pin on the southeasterly side of Creekside Road; thence with the southeasterly side of Creekside Road S. 11-50-49 W., 60 feet to an iron pin; thence continuing with said road S. 9-32 W., 55.12 feet to an iron pin at the easterly intersection of Creekside Road and Sweetwater Road; thence with said intersection S. 33-14-20 E., 36.70 feet to an iron pin on the northeasterly side of Sweetwater Road; thence with the northeasterly side of Sweetwater Road S. 68-01-03 E., 109.27 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagor herein by deed of John Cothran Company, Inc., a South Carolina Corporation, M. Graham Proffitt, III, and Ellis L. Darby, Jr., dated September 8, 1980, to be recorded herewith.



which has the address of Lot 413 Sugar Creek Subdivision Greer, South Carolina 29651 (herein "Property Address");

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.

SC70 --- 1 SE 9 80 128

6.0001

4328 RV.2