

Loan # 10256

1510 4805

FILED  
GREENVILLE, S. C.

# MORTGAGE

OCT 6 1 34 PM '80

THIS MORTGAGE is made this ..... 19th ..... day of ... September .....  
19.80., between the Mortgagor... Bobby Lee Cox and Myrtle B. Cox .....  
..... (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL  
SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States  
of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ... Seventy Thousand and no/.  
100. (\$70,000.00) ..... Dollars, which indebtedness is evidenced by Borrower's note  
dated ... September 19, 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 ... September 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 lying, being  
and situate in Greenville County, South Carolina, approximately five  
(5) miles northwest of Greer, on the northwestern side of McElhaney  
Road, containing 5.00 acres, more or less, and having the following  
metes and bounds according to a plat thereof entitled "Survey for Bobby  
Lee Cox" dated May 7, 1980, prepared by Wolfe & Huskey, Inc., recorded  
in Plat Book 7-2, page 75, in the R. M. C. Office for Greenville County:  
Beginning at a nail and cap in the center of McElhaney Road at the cor-  
ner of property now or formerly owned by Ella Mae H. Brown, and running  
thence with center of McElhaney Road, S.32-58 W.100 feet to a nail and  
cap; thence continuing with center line of McElhaney Road, S.37-37 W.100  
feet to a nail and cap; thence continuing with center line of McElhaney  
Road, S.42-00 W.100 feet to a nail and cap at the intersection of the  
center line of McElhaney Road and the center line of Clear Creek; thence  
with the center line of Clear Creek as the property line, but measuring  
along the southeastern side of said creek, S.50-04 W.222.2 feet to a  
point on the northwestern side of McElhaney Road; thence continuing with  
the center line of Clear Creek as the property line, but measuring from  
the aforesaid point, N.68-07 W.125.7 feet to a point on the southern side  
of Clear Creek; thence leaving the center line of Clear Creek but measur-  
ing from the last stated point, N.37-17 W., 41.3 feet to an iron pin on  
the northern side of Clear Creek on the line of property now or formerly  
owned by Florence O. Few; thence with the line of said Few property, N.01-  
17 E.721.4 feet to an iron pin on the line of property now or formerly  
owned by Ella Mae H. Brown; thence with line of said Brown property, S.  
47-39 E., 637.1 feet to the point of beginning. This being the same pro-  
perty which was conveyed to mortgagors herein by Ella Mae Few Hudson  
Brown by deed recorded in the said office on May 16, 1980 in Deed Book  
1125, page 970. For a more particular description see the aforesaid plat.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX STAMP  
2000

which has the address of ..... McElhaney Road, Route 7 ..... Greer .....  
[Street] [City]

S. C. ... 29561 ..... (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 improve-  
ments 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.

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