

FILED  
GREER S.C.

REC. 1526 MAR 884

DEC 11 15 11 00  
**MORTGAGE**

JOHN W. HANFERSLEY

THIS MORTGAGE is made this 5 day of December, 1980, between the Mortgagor, **George M. Cooley and Doris J. Cooley** (herein "Borrower"), and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

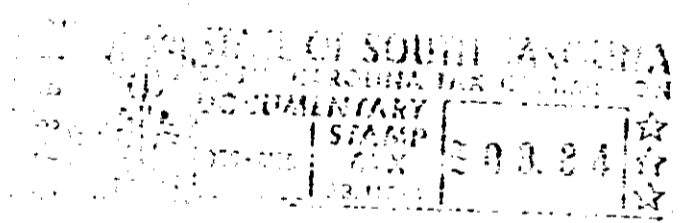
WHEREAS, Borrower is indebted to Lender in the principal sum of **Nine Thousand Six Hundred and 00/100 (\$9,600.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **December 5, 1980** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **December 1, 2000**;

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 parcel or lot of land in Chick Springs Township, Greenville County, S. C., located about one-half mile west or southwest from Greer, lying on the Southwest side of Golf St., and having the following courses and distances, to wit:

BEGINNING on a stake on the southwest side of Golf Street and runs thence S. 41.55 W. 6 feet to an iron pin on bank of street; thence on the same course for a total distance of 209.2 feet to iron pin; thence S. 34 E. 70 feet to an iron pin; thence N. 41.55 E. 209.2 feet to pin on the Southwest edge of Golf Street (pin set back on line at 6 feet); thence with Golf Street, N. 34-00 W., 70 feet to the beginning corner.

This is part of the same property conveyed to the mortgagor by deed of Thomas James Corbin dated December 5, 1980 and recorded herewith.



which has the address of **112 Golf Street** **Greer** (Street) (City)  
**South Carolina** (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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