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MORTGAGE

THIS MORTGAGE is made this 19th day of February 19 81, between the Mortgagor, Frances M. Cochran

(herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-one Thousand and no/100 (\$61,000.00) dollars, which indebtedness is evidenced by Borrower's note dated February 19, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on April 1, 2011. See Rider which is incorporated herein and Note for terms of interest rate changes

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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 69 on Donington Drive, as is shown on a plat of Sheet 2 of Kingsgate Subdivision prepared by Piedmont Engineers and Architects, said plat being recorded in the Office of the Register of Mesne Conveyances for Greenville County in Plat Book 3-W, at pages 44 and 45, and being more fully described as follows: Beginning at a point on Donington Drive at the joint front corner of Lot 67 and 69 and running thence along Donington Drive North 12° 30' West 120 feet to a point at the joint front corner of Lots 69 and 71; thence South 78° 12' West 152.5 feet to a point; thence South 13° 39' East 121.9 feet to a point, and thence North 77° 30' East 150 feet to the point of beginning.

This is the identical lot of land conveyed to the Mortgagor herein by deed of Joseph F. and Donna H. Sullivan dated February 19, 1981, and recorded in the Office of the Register of Mesne Conveyances for Greenville County in Deed Book 143, at page 75.

which has the address of 215 Donington Drive, Greenville South Carolina 29615 (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 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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