

FILED  
SOUTH CAROLINA  
MAY 17 1981  
GREENVILLE  
SHERSLEY  
R.M.C.

BOOK 1540 PAGE 671

# MORTGAGE

THIS MORTGAGE is made this 7th day of May, 1981 between the Mortgagor, Calvin N. 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 Nineteen Thousand and no/100 (\$19,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 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 June 1, 2006;

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 being, lying and situate in the County and State aforesaid and being known and designated as Lot 61, Section 2, on a plat prepared by Campbell and Clarkson, Surveyors, Inc., dated August 3, 1972, and recorded in the RMC Office for Greenville County at Plat Book 4-R, page 29 and having such courses and distances as will appear by reference to said plat.

THIS conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property, that are of record or that would appear by examination of the property above described.

THIS being the same property conveyed to the mortgagor herein by deed of John J. and Susan N. Stewart dated May 1, 1981, and recorded in the RMC Office for Greenville County at Deed Book 1147, page 688.

DOCUMENTARY  
STAMP  
MAY 17 1981  
\$ 7.00

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which has the address of 61 Carriage Drive, Travelers Rest,  
(Street) (City)  
South Carolina 29690 (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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