

GREENVILLE S.C.
MAY 16 2 09 PM '81
DONNIE BANKERSLEY
R.M.C.

BOOK 1511 PAGE 490

MORTGAGE

THIS MORTGAGE is made this 15th day of May, 1981, between the Mortgagor, J. Haywood Cosby and June M. Cosby, (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").

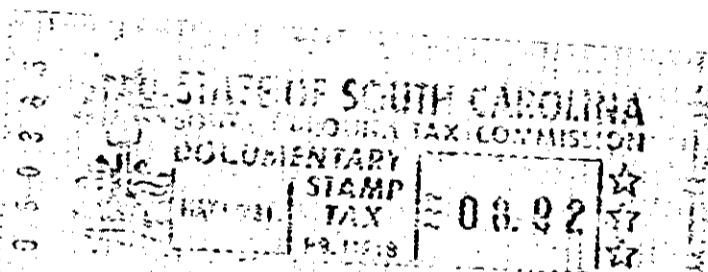
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Two Thousand Three Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 15, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1996;

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 lot of land in Greenville County, State of South Carolina, being shown as Lot 24 on plat of Pelham Estates, Section III, recorded in Plat Book 4-G at page 13 in the RMC Office for Greenville County, said lot fronting on Ashburn Place.

This being the same property conveyed to Mortgagor by deed of M. L. Lanford, Jr. recorded in Deed Book 896 at page 151 on August 13, 1970, in the RMC Office for Greenville County.

This mortgage is junior to that certain mortgage to First Federal Savings and Loan Association in the original amount of \$40,000.00 and recorded in Mortgage Book 1155 at page 234 and later assumed by the Mortgagors herein as shown in Mortgage Book 1163 at page 318, RMC Office for Greenville County.



which has the address of 22 Ashburn Place Greenville,
(Street) (City)
South Carolina
(State and Zip Code) (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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