

JUN 23 AM '81
MORSELEY

MORTGAGE

THIS MORTGAGE is made this 22nd day of June, 1981, between the Mortgagor, MAXIE C. COOPER AND BRENDA L. COOPER (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

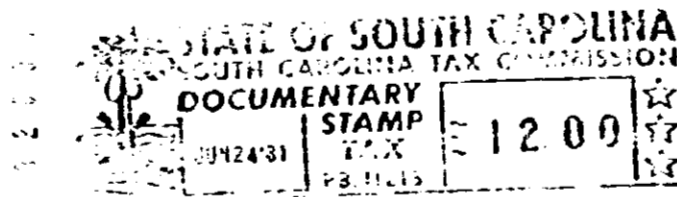
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND AND No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2011

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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Golden Grove Circle, being known and designated as Lot No. 24 on plat of Golden Grove Estates, Section I, recorded in Plat Book 4R at page 1 and being described more particularly, according to a recent plat of said property of Maxie C. Cooper and Brenda L. Cooper, prepared by Freeland and Associates, dated June 15, 1981, recorded in Plat Book 8-D at page 36, to wit:

BEGINNING at an iron pin on the southern side of Golden Grove Circle at the joint front corner of Lots no. 24 and 25, which iron pin is 535 feet, more or less, from the intersection of said Circle and South Carolina Hwy. 20, and running thence along the common line of said lots, S. 9-48 W., 349.4 feet to an iron pin at the joint rear corner of said lots; thence S. 75-37 W., 243 feet to an iron pin at the joint rear corner of Lots 22 and 24; thence N. 17-51 E., 440.9 feet to an iron pin at the joint front corner of Lots 23 and 24 on the southern side of Golden Grove Circle; thence along the southern side of said Circle, S. 77-19 E., 25 feet to an iron pin; thence continuing along the southern side of said Circle, S. 85-57 E., 135.7 feet to an iron pin at the joint front corner of Lots 24 and 25, the point of beginning.

Derivation: Deed of American Federal Savings and Loan Association to Maxie C. Cooper and Brenda L. Cooper, dated June 22, 1981 and recorded in the RMC Office for Greenville County in Deed Book 115D at page 514.



which has the address of Golden Grove Circle Piedmont (Street) (City) S.C. 29673 (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 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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