

MORTGAGE

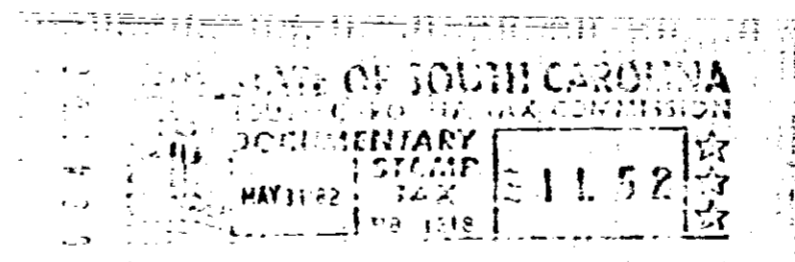
REC'D TO S.C.
MAY 27 AM '82
WOLF & HUSKEY

THIS MORTGAGE is made this 25th day of May 19. 82, between the Mortgagor Bobby Lee Cox (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand Eight Hundred and no/100 (\$28,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2012

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 piece, parcel or lot of land lying, being and situate on the Southeast side of the McElhaney Road about five miles Northwest of Greer, in County and State aforesaid, containing Two and four hundredths (2.04) acres, more or less, and being known and designated as Lot No. Nine (9) of Few Acres as shown on plat prepared by Wolfe & Huskey, Inc., Engineering and Surveying, dated Nov. 18, 1980, and having the following courses and distances, to-wit: Beginning at a Nail & Cap in bridge on said road over Clear Creek and running thence with the McElhaney Road N.42-00 E.100 feet, N.37-37 E.100 feet, N.32-58 E.100 feet, N.27-54 E.133.4 feet, N.22-06 E.120 feet, N.16-37 E.130.8 feet and N.10-07 E.151.8 feet to a Nail & Cap in said road, thence S. 01-17 W.735 feet to Clear Creek, thence with the meanderings of said creek, creek being the line, N.85-16 W.76.2 feet, S.72-30 W.105.6 feet and N.83-23 W.161.3 feet to the beginning point. This being a part of the property which was conveyed to Ratterree-James Insurance Agency by Ella Mae Few Hudson Brown by deed dated May 19, 1982 and which deed will be recorded forthwith in the R. M. C. Office for said County. For a more particular description see the aforesaid plat, and plat prepared for Bobby Lee Cox by Wolfe & Huskey, Inc., Engineering and Surveying, dated June 18, 1981 and which plat has been recorded in said office in Plat Book 8 R, page 77. This being part of the property which was conveyed to mortgagor herein by Ratterree-James Insurance Agency by deed dated May 20, 1982 and which deed will be recorded forthwith in said R. M. C. Office.



which has the address of Route 1, McElhaney Road, Taylors, S. C. 29687 (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 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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