

95. F. 50  
S. C.  
PM '82  
ASLEY

# MORTGAGE

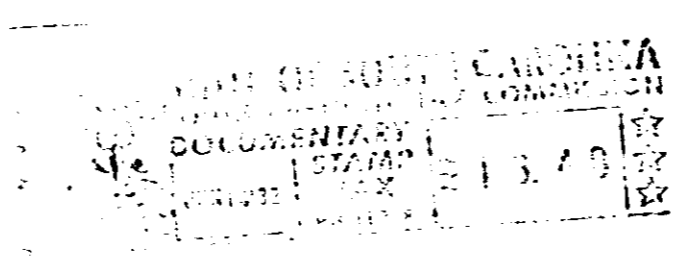
THIS MORTGAGE is made this 11th day of June, 1982, between the Mortgagor, Paul H. Cone and Karen S. Cone, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Three Thousand Seven Hundred and No/100--(\$33,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 11, 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 July 1, 2009.....;

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 on the Northeast side of Brookway Drive, at the Northern corner of the intersection of Brookway Drive and a service alley, in the City of Greenville, in Greenville County, South Carolina, being Lots 17 and 18 of Block "C" on plat of Grove Park, recorded in the RMC Office for Greenville County, S. C., in Plat Book "J" at Pages 68 and 69, less a five (5) foot strip conveyed by Albert L. Smith to F. G. Syracuse on August 6, 1964 by deed recorded in Deed Book 754 at Page 574 and shown on a more recent plat describing the property conveyed herewith. Reference to said more recent plat being made for a more accurate description. The more recent plat referred to is that plat prepared by Carolina Surveying Company on June 11, 1982 and recorded in the RMC Office for Greenville County in Plat Book 9-B at Page 100 and having metes and bounds as shown thereon.

This being the same property acquired by the Mortgagors by deed of M. Brooks Gallagher of even date to be recorded herewith.



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which has the address of 10 Brookway Drive, Greenville (City), South Carolina 29605 (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 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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