

FILED
S.C.
DEC 12 PH '82
GREENVILLE
SHERSLEY

MORTGAGE

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
RECEIVED
\$ 4.00

BOOK 1588 PAGE 493

THIS MORTGAGE is made this 10th day of December, 1982, between the Mortgagor, John W. Cochran, Jr.

, (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 TEN THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1987.....;

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 in the County of Greenville, State of South Carolina, situate, lying and being on the northern side of Chick Springs Road and being shown as the larger tract on a survey entitled "Property of G.D. Collier" prepared by Campbell and Clarkson Surveyors, Inc. dated April 11, 1972 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Chick Springs Road, common corner of the within described property and that now or formerly of Turner and running thence N. 17-15W. 150 feet to an iron pin; thence N. 67-56 E. 145 feet to an iron pin; thence S. 17-15 E. 155.6 feet to an iron pin on the northern side of Chick Springs Road; thence with said Road, S. 64-19 W. 47.1 feet to an iron pin; thence continuing with said Road, S 72-57 W. 97.9 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is a portion of that property conveyed to the Grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 977 at Page 84 and is the major portion of land shown as Lot 1.7 of Block 2 of Sheet T.12 of the Greenville County Block Book Department. This being the property conveyed to John W. Cochran Jr. and Brenda P. Cochran by deed from George D. Collier, dated June 15, 1973 and recorded June 18, 1973

This is a second mortgage and junior in lien to that mortgage executed by John W. Cochran, Jr. and Brenda P. Cochran which is recorded in RMC Office of Greenville County in Book No. 977 Page 84 dated June 18, 1973

DERIVATION: This is the property of Brenda P. Cochran conveyed to John W. Cochran Jr. recorded RMC Office Greenville County Book 1093 Page 791 dated December 15, 1978.

which has the address of Rt.3, Old Chick Springs Road Taylors,
(Street) (City)
S.C. 29687 (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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