



# MORTGAGE

THIS MORTGAGE is made this 1st day of April 1983, between the Mortgagor, Eugene H. Cochran and Mary B. Cochran (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 Thirteen Thousand One Hundred Forty Four Dollars & Thirty Two Cents, which indebtedness is evidenced by Borrower's note dated April 1, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 15, 1990;

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 situate near the City of Greenville, County of Greenville, State of South Carolina, and known and designated as lot #24, part of Sharon Park, according to plat by C. C. Jones, dated April 1955, and revised plat of May 1956, plat of which is recorded in the R. M. C. Office, Plat Book EE, page 130, and having the following metes and bounds:

BEGINNING at an iron pin at joint front corner of lots #24 and #25, running thence along the line of these lots, N. 51-00 W. 185.1 feet to an iron pin, thence N. 64-53 E. 104.8 feet to an iron pin at rear of lots #24, 23 and #22, thence S. 57-41 E. 128.8 feet to an iron pin on the northern side of Durwood Lane, thence along Durwood Lane, which line is curved, the chord of which is S. 29-42 W. 55 feet to an iron pin, continuing along Durwood Lane, S. 36-00 W. 55 feet to an iron pin, point of beginning.

The above being a portion of the property conveyed to grantor by Mildred B. Watkins, by deed recorded in the Greenville County R. M. C. in Vol. 522, page 310.

This is that same property conveyed by deed of Leslie & Shaw, Inc. to Eugene Howell Cochran, dated 2/15/57, recorded 2/18/57, in Deed Box 571, at Page 265, in the R.M.C. Office for Greenville County, SC.

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which has the address of 105 Durwood Circle, Greenville, South Carolina 29611 (herein "Property Address");  
[Street] [City] [State and Zip Code]

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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.

