

FILED  
GREENVILLE S.C.  
MAY 11 9 34 AM '83  
JOHN H. ...  
R.H.L.

# MORTGAGE

THIS MORTGAGE is made this 10th day of May, 1983, between the Mortgagor, James C. Cody and Bertha B. Cody, (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").

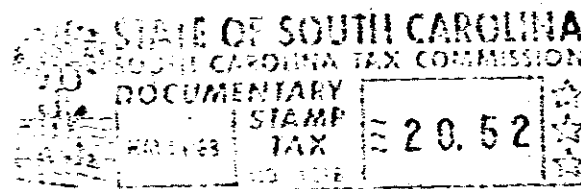
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-One Thousand Three Hundred and No/100 (\$51,300.00)---Dollars, which indebtedness is evidenced by Borrower's note dated May 10, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2013

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 and being situate in the County of Greenville, State of South Carolina, being shown and designated as Lot 23, Colony Subdivision, on plat "Surveyed for James C. and Bertha B. Cody" as recorded in Plat Book 9B at Page 28, in the RMC Office for Greenville County, S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Cottage Lane at the joint front corner of Lots 23 and 24, running thence along Cottage Lane, S. 15-52 E. 140.0 feet to an iron pin; thence S. 82-05 W. 291.73 feet to an iron pin; thence N. 23-36 W. 30.0 feet to an ironpin; thence N. 60-42 E. 301.22 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Boyd C. Lister as recorded in Deed Book 1188 at Page 21, in the RMC Office for Greenville County, S.C., on May 11, 1983.



which has the address of Route 1, Cottage Lane 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 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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