

DONNE... R.M.C. **ADJUSTABLE MORTGAGE**

THIS MORTGAGE is made this 15th day of February 1984, between the Mortgagor, Samuel L. Cobb and Carol C. Perrin Cobb (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and no/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 15, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2014

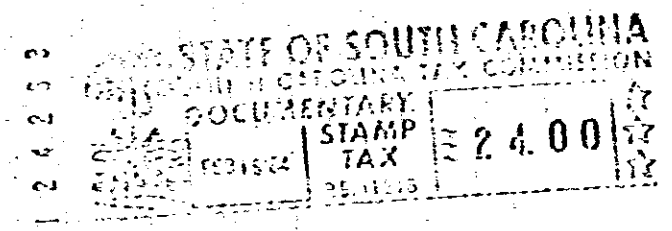
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, South Carolina, known and designated as Lot 26 on a plat of Rockwood Park, as revised October 5, 1948, recorded in Plat Book S, pages 168 and 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Meyers Drive (formerly known as Marietta Street), the joint front corner of Lots 25 and 26, and running thence with the joint line of said lots, N. 17-18 E. 162 feet to an iron; thence N. 39-35 W. 50 feet to an iron pin, the joint rear corner of Lots 26 and 27; thence with the joint line of said lots, S. 34-53 W. 191 feet to an iron pin on the northern side of Meyers Drive; thence with said street S. 68-41 E. 100 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This is the identical property conveyed to the mortgagors by James J. Baldwin by deed recorded simultaneously herewith.



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which has the address of 409 Meyers Drive Greenville South Carolina, 29605 (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.