

GREENVILLE W.V. 251  
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DORRIS S. HARRISLEY  
R.M.C.

VOL 1661 PAGE 03

# MORTGAGE

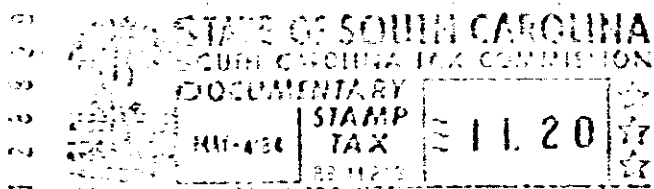
THIS MORTGAGE is made this 3rd day of May 19. 84, between the Mortgagor Jimmy B. Cooke and Julie R. Cooke (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Eight Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 3, 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 May 1, 2004.

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 in said State and County in the City of Greer, consisting of the easterly portion of Lots 37 and 38 on a plat of WESTMORELAND CIRCLE, prepared by W. J. Riddle, Surveyor, recorded in Plat Book T at Page 198 and being more particularly described on a plat entitled, "Property of Jimmy B. & Julie R. Cook", prepared by John A. Simmons, Surveyor, dated April 6, 1984, to be recorded of even date herewith and having such metes and bounds as appear by reference to said plat. The subject property fronts on Lanford Street a distance of 100.6 feet.

THIS is the identical property conveyed to the Mortgagors by deed of Wallace A. Riddle and Penelope S. Riddle to be recorded of even date herewith.



which has the address of 205 Lanford St., Greer, SC 29651  
[Street] [City]  
S. C. (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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