

State of South Carolina

Third Party Mortgage

County of GREENVILLE

Words Used In This Document

VOL 1633 PAGE 463

- (A) Mortgage—This document, which is dated March 12, 19 84, will be called the "Mortgage". Modular Resources, a Partnership,
- (B) Borrower—_____ will be called "Borrower" and refers to the person(s) who signed the Note.
- (C) Mortgagor— Richard W. Cooper will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (D) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you". "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is Post Office Box 969, Greenville, South Carolina 29602

- (E) Note—The note, note agreement, or loan agreement signed by Borrower and dated March 12, 1984, will be called the "Note". The Note shows that the Borrower has promised to pay Lender
 - \$23,328.70 Dollars plus finance charges or interest at the rate of 14.50 % per year
 - _____ Dollars plus a finance charge of _____ Dollars
 which the Borrower has promised to pay in full by (See Note)
 - If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.
- (F) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned the Borrower the money for which the Borrower gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if:

- (A) the Borrower fails to pay all the amounts that the Borrower owes you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) the Borrower fails to keep all of the other promises and agreements under the Note.
- (C) I fail to keep the promises and agreements which I make in this Mortgage.

This Mortgage secures any renewals, extensions, and/or modifications of the Note.

Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

ALL that certain piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, on the north side of East McBee Avenue, in the City of Greenville:

BEGINNING at a point on the north side of East McBee Avenue, which point is nine (9) feet southwesterly from the corner Lot No. 4, formerly owned by W. P. Conyers, now owned by George Parker and running thence along East McBee Avenue, S. 72 E. 35 feet to stake on corner of lot formerly owned by John McDavid, now owned by R. C. Gray; thence along the line of last mentioned lot N. 17 and a half E. 100 feet to a point; thence N. 72 W., along line of my property, to a point. Nine (9) feet southeasterly from said Conyers-Parker line and which point is 100 feet northeasterly from the beginning corner; thence S. 17 and a half W. 100 feet, along line of my property, to the point of beginning; being a part of the front portion of Lot Number Five (No. 5), as shown by a plat of the Leister Estate made by H. P. Johnson, December 8, 1884.

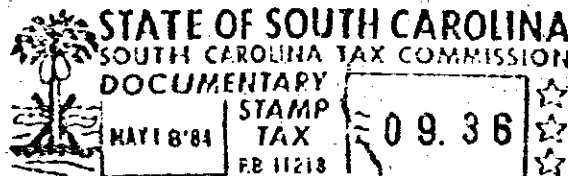
BEING the same property conveyed to Richard Cooper by Julia McDaniel Cooper by deed dated and recorded May 11, 1981, as noted in Deed Book 1147 at page 787, in the Office of the R. M. C. for Greenville County.

420 3

11A01

936

1984



The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;

0463

1328-72