

Please Mail
FILED
GREENVILLE, S.C.
DEC 3 3 10 PM '84
MORTGAGE

VOL 1692 PAGE 477

THIS MORTGAGE is made this 20th day of November, 1984 between the Mortgagee JOHN S. COOPER (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender").

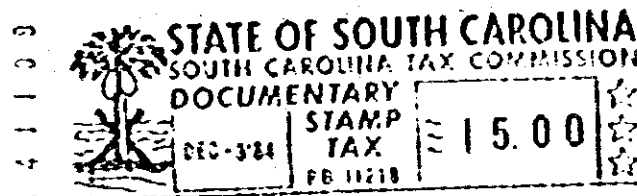
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND & 00/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 11/20/84 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 11/1/99.

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, located lying and being in the County of Greenville, State of South Carolina, shown as the northern tract of the two parcels on a survey of the property of John Burry, prepared by Dalton & Neeves Col, Engineers in June, 1980, Revised January, 1981 and recorded in the Register of Mesne Conveyance in Plat Book 8K, Page 22 containing approximately 8.80 acres more or less, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the edge of a County Road, approximately 1,658 feet from S.C. HWY 418, and continuing thence N. 89-57 W., 272.6 feet to a point; thence S. 1-53 W., 158.19 feet to a point; thence N. 86-34 W., 763.44 feet to an iron pin; thence N. 47-57 E. 798.0 feet to an iron pin; thence S. 78-47 E., 639.75 feet to an iron pin in the County Road; thence S. 31-12 W. 347.89 feet to the point of beginning.

Derivation: Deed from John Burry, January 27, 1981 Vol. 1141/575



which has the address of PARSONS ROAD, FOUNTAIN INN, SC (City)
..... (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 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.

GCTO -----1 DEC 3 84

072

4-20CD

1270

201-8234