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GREENVILLE CO. S.C.
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DUNN & WATERSLEY

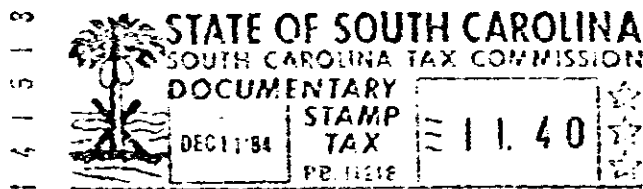
MORTGAGE

THIS MORTGAGE is made this 7th day of December 19. 84., between the Mortgagor, Bobby Lee Cox and Myrtle B. Cox (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 THIRTY-EIGHT THOUSAND AND NO/100. (\$38,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 7, 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 December 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 certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, near the City of Greenville, in Chick Springs Township, on the South side of Lee Road and on the North side of Brushy Creek Road, and being known as Lot No. Four (4) as shown on plat of property of William B. Ducker prepared by Dalton & Neves, Engrs., dated January, 1960, and described as follows: Beginning at an iron pin on the North side of Brushy Creek Road, joint corner with Lot No. 2 as shown on plat of William B. Ducker property recorded in the R.M.C. Office for said County in Plat Book UU at page 1, and running thence along the North side of Brushy Creek Road N. 57-00 W. 200 feet to an iron pin; thence with the curve of Brushy Creek Road (the chord being N. 12-24 E. 16.8 feet) to an iron pin; thence along the South side of Lee Road N. 82-40 E. 100 feet to an iron pin; thence with the curve of Lee Road (the chord being N. 78-29 E. 100 feet) to an iron pin, joint corner with Lot No. 3 as shown on the last above mentioned plat; thence with the line of said Lots Nos. 2 and 3, S. 11-53 W. 162.1 feet to the point of beginning. For a more particular description, see the above mentioned plats. This is the same property conveyed to the Mortgagors herein by Star Oil Co. by deed recorded in the R.M.C. Office for said County on December 12, 1983, in Deed Book 1202 at page 322.



which has the address of Brushy Creek Road Taylors S. C. 29687 (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.

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