

FILED
GREENVILLE CO. S. C.
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39762

MORTGAGE

DONNIE S. TANKERSLEY
THIS MORTGAGE is made this 6th day of December 1978, between the Mortgagor, Barry Marshall Cooke and Cynthia L. Cooke (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Four Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 6, 1978 (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, 1983

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 _____ State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 22 on plat of Knollwood Heights, Map. #2, Section 5, recorded in Plat Book 4R at page 92 and having, according to said plat, the following courses and distances:

BEGINNING at an iron pin on Brockman Drive, joint front corner of Lots 22 and 23 and running thence along the joint line of said lots, N. 07-57-00 E. 185.00 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lot 22, S. 82-03-00 E. 110.00 feet to an iron pin, joint rear corner of Lots 21 and 22; thence along the joint line of Lots 21 and 22, S. 07-57-00 W. 185.00 feet to an iron pin at the joint front corner of Brockman Drive; thence along Brockman Drive, N. 82-03-00 W. 110.00 feet to an iron pin, the point of beginning.

Being the same property conveyed by Carolina Land Company, Inc. by deed to be recorded herewith.

Notary Public for South Carolina
By *[Signature]*
DONNIE S. TANKERSLEY
R.M.D.

Created
Donnie S. Tankersley
STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
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PB 11218

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which has the address of Brockman Drive, Mauldin, S.C., 29662 (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.

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