

FILED
GREENVILLE CO. S. C.
MAR 28 3 47 PM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1499 PAGE 281
BOOK 84 PAGE 390

THIS MORTGAGE is made this 28th day of March 1980, between the Mortgagor, Michael D. Cooper and Sherie H. Cooper (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Forty Five Thousand and no/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2010

R2684 009

S. 0-33 E. 301.7 feet to a nail and cap; thence a new line through other property owned by H.N. Hammond, Jr., S. 75-44 W., 481.4 feet to an iron pin near a stream; thence along the line of property now or formerly owned by E. T. Bootle, Jr., N. 8-30 W., 410.7 feet to an iron pin; thence N. 80-46 W., 33 feet to an iron pin near a stream; thence with a branch as the line opposite property now or formerly owned by Mildred H. Faber, the traverse line of which is N. 16-02 W., 325.5 feet to a point on a County Road; thence through said County Road S. 84-32 E. 76.3 feet to an iron pin; thence continuing with said County Road S. 88-45 E., 259 feet to a point; thence continuing with said County Road S. 85-35 E., 249.8 feet to the point of beginning.

This being the same property conveyed to Mortgagors by deed of H. N. Hammond, Jr. of even date to be recorded herewith.

PAID AND SATISFIED IN FULL

23rd DAY OF March 1980

AMERICAN FEDERAL BANK, F.S.B.
FORMERLY AMERICAN FEDERAL
SAVINGS AND LOAN ASSOCIATION

BY *Lo Jungman AND*

WITNESSES *John M. Dilard, P.M.*

which has the address of Route 3, Moseley Road, Simpsonville, SC 29681 (herein "Property Address"); (State and Zip Code) Formerly United Federal Savings and Loan Association

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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

28987D-- 1 MAR 28 80 362

4.00CI

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$10.00
MAR 29 1980
DONNIE S. TANKERSLEY
R.M.C.

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