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GREENVILLE CO. S.C.

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1428-958

# MORTGAGE

THIS MORTGAGE is made this 13th day of April 1978 .. between the Mortgagor, Faye H. Cothran (herein "Borrower"), and the Mortgagee, **POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest** a corporation organized and existing under the laws of South Carolina whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand and No/100 (\$9,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 13, 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 April 1, 1988

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 piece, parcel or lot of land situate, lying and being on the southern side of Skyland Avenue, near the City of Greenville, being shown as Lot 60 on revised plat of Sans Souci Heights, recorded in the R.M.C. Office for Greenville County in Plat Book 2, Page 52 and according to survey made by J.C. Hill, July 23, 1951, is described as follows:

BEGINNING at a stake on the southern side of Skyland Avenue, 110 feet west from Earnshaw Avenue, at corner of Lot 59, and running thence with the southern side of Skyland Avenue S. 68-40 W., 89 feet to a stake at corner of Lot 61; thence with the line of said lot S. 0-51 W., 101.1 feet to a stake at corner of Lot 63; thence with line of lots 63, 64 and 65 N. 71-24 E., 149.6 feet to a stake at corner of Lot 59; thence with the line of said Lot N. 33-52 W., 103.5 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Roseanna Henderson Williams recorded in the R.M.C. Office for Greenville County on March 30, 1978, in Deed Book 1076, Page 177, and also by deed of Maude L. Henderson recorded in the R.M.C. Office for Greenville County on March 30, 1978, in Deed Book 1076, Page 176.

which has the address of 7 Skyland Avenue Greenville, South Carolina 29609 (herein "Property Address");  
(Street) (City) (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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