

APR 23 3 14 PM '79  
MOVIE S. T. A. N. C. S. C.  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 20th day of April, 1979, between the Mortgagor, Marvin O. Cooper, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

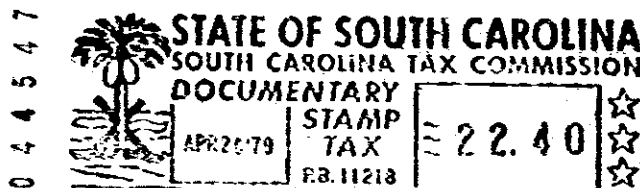
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-six Thousand and No/100 (\$56,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010;

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: within the

corporate limits of the City of Mauldin, being shown and designated as Lot No. 113 on plat of Forrester Woods, Section 7, said plat being by R. B. Bruce, R. L. S., recorded in the R. M. C. Office for Greenville County in Plat Book 5-P at Pages 21 and 22 and being further shown on a more recent survey as the property of Marvin Cooper, Lot 113, Section 7, Forrester Woods, by James R. Freeland, R. L. S. dated April 9, 1979, and having the metes and bounds as shown on said plats to-wit:

BEGINNING at a point on Stoney Creek Drive at the joint front corner of Lot Nos. 113 and 114 and running thence with the northwestern side of Stoney Creek Drive, S. 41-00 W., 100 feet to a point at the joint front corner of Lots Nos. 113 and 112; thence turning and running with the common line of said lots, N. 49-0 E., 165 feet to the joint rear corner of said lots; thence turning and running N. 41-00 E., 100 feet to a point, the joint rear corner of Lots Nos. 113 and 114; thence turning and running with the common line of said lots, S. 49-00 E., 165 feet to a point on Stoney Creek Drive, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Danco, Inc. to be recorded herewith.



which has the address of Route 10, Stoney Creek Drive Greenville, South Carolina 29607 (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.

GCTO -----2 AP20 79 1260

3.5001

0901

4328 RV-2