

J.M.I. 10 29 AM '80
DONN. EASTERSLEY
M.C.

Loan #10165

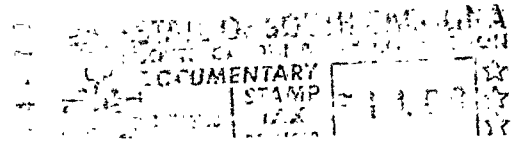
MORTGAGE

BOOK 1505 PAGE 210

THIS MORTGAGE is made this 11th day of June 1980, 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-Five Thousand and no/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 11, 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 June 1, 1995;

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 tract of land lying, being and situate in Greenville County, South Carolina, approximately five (5) miles northwest of Greer, on the northwestern side of McElhaney Road, containing 5.00 acres, more or less, and having the following metes and bounds according to a plat thereof entitled "Survey for Bobby Lee Cox" dated May 7, 1980, prepared by Wolfe & Huskey, Inc., recorded in Plat Book 7-Z, page 75, in the R. M. C. Office for Greenville County: Beginning at a nail and cap in the center of McElhaney Road at the corner of property now or formerly owned by Ella Mae H. Brown, and running thence with center of McElhaney Road, S.32-58 W.100 feet to a nail and cap; thence continuing with center line of McElhaney Road, S.37-37 W.100 feet to a nail and cap; thence continuing with center line of McElhaney Road, S.42-00 W.100 feet to a nail and cap at the intersection of the center line of McElhaney Road and the center line of Clear Creek; thence with the center line of Clear Creek as the property line, but measuring along the southeastern side of said creek, S.50-04 W.222.2 feet to a point on the northwestern side of McElhaney Road; thence continuing with the center line of Clear Creek as the property line, but measuring from the aforesaid point, N.68-07 W.125.7 feet to a point on the southern side of Clear Creek; thence leaving the center line of Clear Creek but measuring from the last stated point, N.37-17 W., 41.3 feet to an iron pin on the northern side of Clear Creek on the line of property now or formerly owned by Florence O. Few; thence with the line of said Few property, N. 01-17 E.721.4 feet to an iron pin on the line of property now or formerly owned by Ella Mae H. Brown; thence with line of said Brown property, S. 47-39 E., 637.1 feet to the point of beginning. This being the same property which was conveyed to mortgagors herein by Ella Mae Few Hudson Brown by deed recorded in the said office on May 16, 1980 in Deed Book 1125, page 970. For a more particular description see the aforesaid plat.



which has the address of McElhaney Road, Route 7, Greer, S. C. 29561 (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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