

FILED
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JUN 27 AM '81
SHERSLEY

MORTGAGE

THIS MORTGAGE is made this 25th day of June, 1981, between the Mortgagor, L. H. Cooke, Jr. and Patricia C. Cooke, (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").

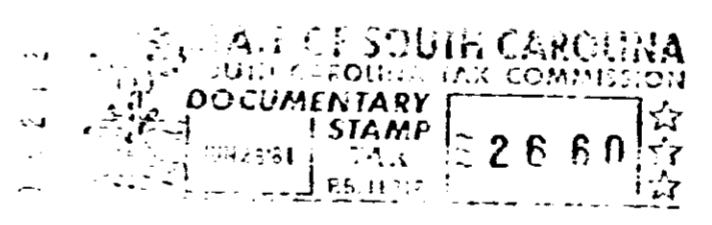
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Six Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 7-1-2011

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 certain piece, parcel or lot of land, situate, lying and being on the Northwestern side of Oakfern Drive in the County of Greenville, State of South Carolina, being known as Lot #33 on Plat of Section II, Oakfern recorded in the RMC Office for Greenville County, South Carolina, and in Plat Book 6-H at Page 53 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Oakfern Drive at the joint front corner of Lots 33 and 34 and running thence along the common line of said lots N. 22-36-12 W. 159.3 feet to an old iron pin joint rear corner of Lots 33 and 34; thence running N. 67-23-48 E. 120 feet to an old iron pin joint rear corner of Lots 32 and 33; thence running along the common line of Lots 32 and 33 S. 22-36-12 E. 159.3 feet to an old iron pin on the Northwestern side of Oakfern Drive; thence along the said Oakfern Drive S. 67-23-48 W. 120 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Foothills Delta P, Inc. dated June 25, 1981, recorded in the RMC Office for Greenville County, South Carolina, simultaneously herewith.



which has the address of 106 Oakfern Drive Simpsonville
(Street) (City)
South Carolina 29681 (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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