

S. C.
'82
WISLEY

MORTGAGE

THIS MORTGAGE is made this 29th day of July, 1982, between the Mortgagor, Jimmy D. Cothran and Patricia B. Cothran, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Twenty-eight Thousand Seventy-four and 40/100 (\$28,074.40) Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2000.

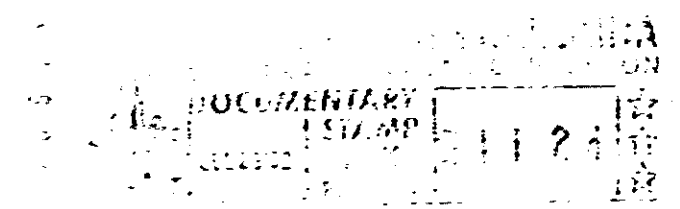
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Tract "B" containing 1.16 acres, more or less, according to a plat prepared by J. L. Montgomery, III dated July 8, 1982 and recorded in Plat Book 9C, at Page 63 in the R.M.C. office for Greenville County, South Carolina and according to said plat being more specifically described as having the following measurements and boundaries, to-wit:

BEGINNING at a point on the northerly side of Cooley Bridge Road at the common front corner of the herein described tract and Tract "A"; thence running along the common line of said tracts North 54-05 West 442.25 feet to a point; thence running along the common line of the herein described tract and property now or formerly of Jordan South 28 West 118.0 feet to a point; thence running along the common line of the herein described property and other property owned by heirs of John Cothran, deceased, South 53-58 East 417.63 feet to a point on the northerly side of Cooley Bridge Road; thence running along the northerly side of Cooley Bridge Road North 39-59 East 118.0 feet to the point of BEGINNING.

This property is subject to any and all easements and rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any covenants, restrictions or zoning ordinances affecting such property as appear of record.

This is the same property conveyed to Mortgagors herein named by deed from Johnny R. Cothran and Lillie G. Cothran dated July 27, 1982 and recorded in the office of the R.M.C. for Greenville County, S.C. in Deed Book 1170, at Page 921.



which has the address of Cooley Bridge Road, Greenville, South Carolina,
(Street) (City)
(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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