

FILED  
GREENVILLE S.C.  
NOV 10 1983  
JUNIOR DEEDS  
R.H.

Vol 1035 p. 604

# MORTGAGE

THIS MORTGAGE is made this 30th day of November, 1983, between the Mortgagor, Dennis P. Cooper, (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 thirteen thousand, thirteen dollars & 51/100 Dollars, which indebtedness is evidenced by Borrower's note dated 11/30/83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 lots of land, being shown as designated as Lots Nos. 25, 26 and 27, as shown on plat prepared by H. S. Brockman, July 31, 1956, and recorded in Plat Book LL at Page 55, located on the west side of State Highway S. 135, in Greenville County, South Carolina and being more particularly described as follows:

BEGINNING at an iron pin on the line of McAbee lands and running thence S. 56-30 E. 332 feet along the F. D. Clary land; thence, N. 29-54 E. 190 feet to a stake on the southside of James Street; thence, N. 60-06 W. 331.5 feet along the southside of James Street to a point on the McAbee land; thence S. 30-20 W. 170.4 feet along the McAbee land to the point of beginning and being a portion of the same property conveyed to the Grantee by deed which is recorded in the Office of R. M. C. for Greenville County in Deed Book 560 at Page 110.

SEE deed of James C. Howard to Dennis P. Cooper, recorded in the R. M. C. Office for Greenville County on April 16, 1965, in Book 771, Page 307.

THIS is a Second Mortgage and is junior in lein to none.

GCTO -3 NO30 83

which has the address of Rt. 9, Box 580 Greer  
SC 29651 (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 seized 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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