

GREENVILLE CO. S.C.

1386 222

Mail to:  
Family Federal Savings & Loan Assn.  
Drawer I  
Greer, S.C. 29651

# MORTGAGE

THIS MORTGAGE is made this 28th day of April 1977, between the Mortgagor, Marie W. Cobb (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 28, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2002.

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: on Anderson Highway and Washington Avenue and being known as part of Lot No. 2 as shown on plat recorded in the RMC Office for Greenville County in Plat Book "J" page 37 and having the following courses and distances, to-wit:

BEGINNING at iron pin M.W. joint corner of Lindsey and Cobb lands; thence down Anderson Highway 140 feet to the intersection for Anderson Highway with Washington Ave.; thence in a southeastern direction parallel with Washington Avenue, 84.6 feet to iron pin, new corner; thence in a northeastern direction along new line 168.7 feet to iron pin, new corner of Lindsey and Cobb lands; thence along this line 84.6 feet to point of beginning, less however, that portion heretofore sold off or taken for highway purposes.

This is that same property conveyed to Mortgagor by deed of Roy M. Cobb, recorded Sept. 11, 1974, in Deed Book 1006 page 542.

ALSO, all that piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, on Washington Avenue and being shown on the County Block Book as 224-1-4 and being all or a portion of the property conveyed to R.S. Cobb in Deed Book 248 page 138, and having the following course, to-wit:

BEGINNING at the east side of Washington Avenue at corner of other property of Cobb, said point being 84.6 feet southeast from the intersection of Highway 81 and Washington Avenue; and running thence in a northeasterly direction 168.7 feet to an iron pin; running thence in a southeasterly direction 154 feet to an iron pin; running thence in a southwesterly direction 223 feet to the east side of Washington Avenue; thence along Washington Avenue 152.4 feet to iron pin, the beginning corner.

Being subject to any and all easements, rights of way, roadways, restrictions and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor by deed of R.S. Cobb, recorded in RMC Office on Sept. 11, 1974, in Deed Book 1006 page 543.

which has the address of Corner of Washington Ave and Anderson Highway, Greenville, S. C. (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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