

FILED  
GREENVILLE, S.C.

BOOK 1623 PAGE 204

AUG 29 4 53 PM '83

Post Office Drawer 408  
Greenville, South Carolina 29602

DONNIE S. WATKINS  
R.M.C.

### MORTGAGE

THIS MORTGAGE is made this 25th day of August, 1983, between the Mortgagor, J. H. 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").

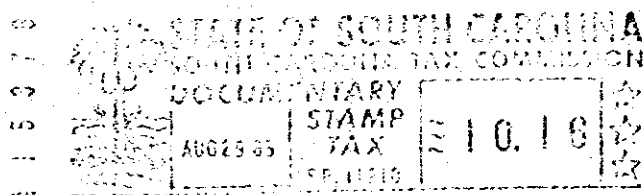
WHEREAS, Borrower is indebted to Lender in the principal sum of ~~Twenty Five Thousand Three Hundred thirty nine and 16/100~~ Dollars, which indebtedness is evidenced by Borrower's note dated August 25, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 30, 1993.....;

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 East North Street (formerly Old Spartanburg Road), in the County of Greenville, State of South Carolina, and having, according to a survey made by H.C. Clarkson, Jr., October 5, 1971, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northwestern side of East North Street at the Southeastern corner of said lot, said pin being 470 feet West from the Northwestern corner of the intersection of East North Street and White Oak Drive, and runs thence N. 35-0 W. 186 feet to an iron pin; thence S. 55-0 W. 96.6 feet to an iron pin; thence S. 33-55 E. 186 feet to an iron pin on the Northwestern side of East North Street; thence along East North Street, N. 55-0 E. 102.8 feet to the beginning corner.

The within mortgage is junior in lien to that certain note and mortgage given by J. H. Cooper to First Federal Savings and Loan Association dated November 4, 1971 and recorded in the RMC Office for Greenville County, South Carolina, on November 4, 1971 in Mortgage Book 1212, Page 383.



which has the address of 207 East North Street Greenville, South Carolina 29615 (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 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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