

Greer Federal Savings & Loan Assn. GREENVILLE CO. S.C.  
P. O. Box 969  
Greer, S. C. 29651

1977 MAR 16 1:30 PM  
BOOK 1391 PAGE 738

## MORTGAGE

THIS MORTGAGE is made this 16th day of March, 1977,  
between the Mortgagor, David F. Cox and Toni E. Cox  
(herein "Borrower"), and the Mortgagee, GREER FEDERAL  
SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH  
CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

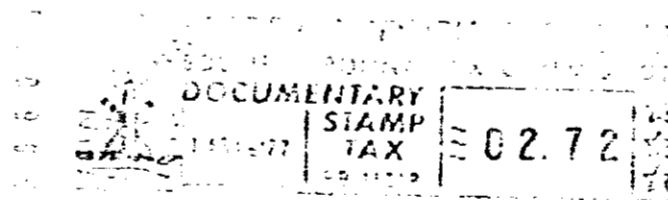
WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Seven  
Hundred Fifty -- (\$6,750.00) -- Dollars, which indebtedness is  
evidenced by Borrower's note dated March 16, 1977 (herein "Note"), providing for monthly install-  
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on  
March 1, 2001.

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 southern side of Lee Road, in the County of Greenville,  
State of South Carolina, Chick Springs Township, being shown and  
designated as Lots 2 and 3 on a Plat of CARDINAL PARK, property of  
Oscar L. Ayers, recorded in the RMC Office for Greenville County in  
Plat Book W, at Page 27, and having, according to said Plat, the  
following metes and bounds:

BEGINNING at an iron pin on the southern side of Lee Road, at the corner  
of Lot 1 (which pin is 70 feet from the intersection of Lee Road and  
Cardinal Drive), and running thence with Lee Road, N 73-25 E, 140 feet  
to an iron pin at corner of Lot 4; thence with the line of Lot 4,  
S 16-35 E, 188.1 feet to an iron pin in the line of Lot 42; thence with  
the line of Lot 42, S 68-00 W, 134.1 feet to an iron pin at the corner  
of Lot 1; thence with the line of Lot 1, N 18-25 W, 201 feet to an iron  
pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed  
of Ruby F. Evans, recorded May 3, 1976, in the RMC Office for Greenville  
County in Deed Book 1035, at Page 591.



which has the address of 604 East Lee Road  
(Street) Taylors  
South Carolina 29687 (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 improve-  
ments 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 sock, 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.