

GREENVILLE CO. S.C.
DEC 11 12 31 PM '78

BOOK 1452 PAGE 548

MORTGAGE

THIS MORTGAGE is made this 8th day of December, 1978, between the Mortgagor, Spencer D. Cooper & Dula E. Cooper (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

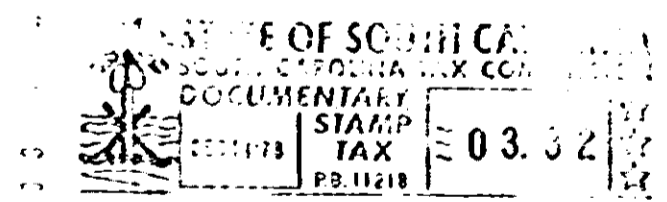
WHEREAS, Borrower is indebted to Lender in the principal sum of Eight thousand two hundred fifty and No/100ths (\$8,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1st, 1989

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 lot of land, situate, lying and being on the southwestern side of Wrigley Street, in the aforesaid County and State, being shown and designated as Lot No. 94, Section VI, on Plat of Dunean, prepared by Pickell and Pickell, Engineers, dated June 7, 1948, recorded in Plat Book S at Page 176 and being described more recently, according to plat of Spencer D. Cooper and Dula E. Cooper, prepared by Freeland & Associates, dated December 6, 1978, recorded in Plat Book 6 X at Page 96, to-wit:

BEGINNING at an old iron pin on the southwestern side of Wrigley Street at the joint front corner of lots 94 and 95 and running thence along the common line of said lots S. 62-00 W. 83.6 feet to an iron pin at the joint rear corner of said lots on the northeastern side of a fifteen (15') alley; thence along said alley N. 28-52 W. 55 feet to an old iron pin at the joint rear corner of lots 93 and 94; thence along the common line of said lots N. 62-00 E. 84.3 feet to an iron pin at the joint front corner of said lots on the southwestern side of Wrigley Street; thence along said street S. 28-08 E. 55 feet to an old iron pin, the point of beginning.

DERIVATION: Deed of Minnie Belle J. Clayton Rice, etc, recorded December 11, 1978, in Deed Book 1093 at Page 515.



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which has the address of #13 Wrigley Street, Dunean, Greenville, S. C. 29605
(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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