

1977 JUL 6 12 01 PM '77
DANNIE S. TANKERSLEY
R.H.C.

BOOK 1403 PAGE 258

MORTGAGE

THIS MORTGAGE is made this 1st day of July, 1977,
between the Mortgagor, BYRON T. COOPER and KAREN W. COOPER
(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").

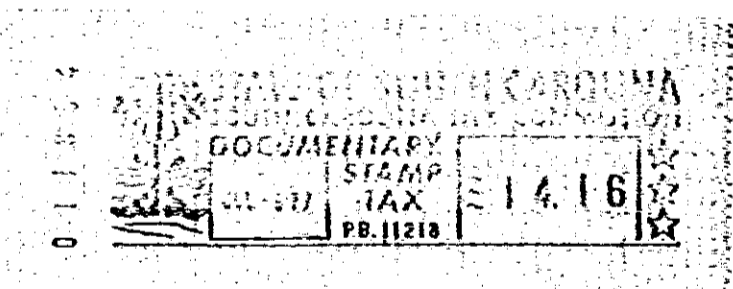
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand
Three Hundred Fifty and no/100 (\$35,350.00) Dollars, which indebtedness is
evidenced by Borrower's note dated July 1, 1977 (herein "Note"), providing for monthly install-
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on
July 1, 2007;

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, with all improvements
thereon, or hereafter constructed thereon, situate, lying and being
in the State of South Carolina, County of Greenville, on the eastern
side of Beaufort Street and being known and designated as Lot No. 45
of Spring Forest as shown on plat thereof recorded in the R. M. C.
Office for Greenville County in plat Book "XX" at Page 126 and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Beaufort Street at
the joint front corner of Lots Nos. 44 and 45 and running thence along
the joint line of said lots N. 43-23 E. 190.2 feet to an iron pin;
thence S. 44-10 E. 173.5 feet to an iron pin; thence S. 36-50 W. 120
feet to an iron pin; thence along the joint line of Lots Nos. 45 and
46 N. 79-33 W. 169.5 feet to an iron pin; thence with the curve of
the eastern side of Beaufort Street, the chords being as follows:
N. 0-06 W. 30 feet to an iron pin; N. 30-31 W. 25 feet to the point
of beginning.

Derivation: Deed of J. B. Lawrimore, Jr. and Joyce H. Lawrimore
recorded July , 1977 in Deed Book at Page .



which has the address of 309 Beaufort Street Greenville
(Street) (City)
S. C. 29615 (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 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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