

FILED  
GREENVILLE CO. S. C.  
APR 25 3 43 PM '79  
BONNIE S. TANKERSLEY  
R.M.C.

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

# MORTGAGE

THIS MORTGAGE is made this 25th day of April, 1979, between the Mortgagor, James S. Cooley (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 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

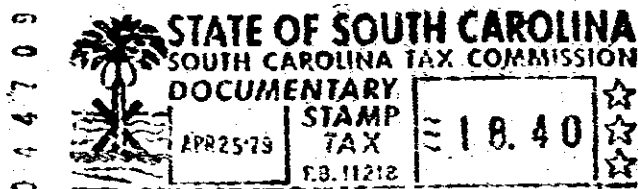
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-six Thousand (\$46,000.00) and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2004;

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 in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots 18 and 18A, Section A, of Buist Circle, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "C", Page 10, and having, according to a survey thereof, recorded in said R. M. C. Office in Plat Book HH, Page 17, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of West Mountain View Avenue, which iron pin is 250 feet in a westerly direction from the northwest corner of the intersection of West Mountain View Avenue and Townes Street, and running thence N. 9-12 E. 232.2 feet to an iron pin on the southern side of Orange Street (formerly a 10 foot alley); thence along the southern side of Orange Street N. 72-19 W. 100.6 feet to an iron pin at the joint rear corner of Lots 18 and 17; thence along the joint line of said lots S. 9-26 W. 246 feet to an iron pin on the northern side of West Mountain View Avenue; thence along the northern side of West Mountain View Avenue S. 80-15 E. 100 feet to the point of beginning.

The above described property is the same conveyed to me by Irving E. Abrams and Robert Rovner, as Executors and Trustees under the Will of Harry S. Abrams, by deed of even date herewith to be recorded.



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which has the address of 110 West Mountain View Avenue, Greenville, South Carolina 29609 (herein "Property Address");

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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