

FILED  
GREENVILLE CO. S. C.  
MAY 1 8 42 AM '79  
LORNE S. TANKERSLEY  
R.M.C.

Mortgagees address:

P. O. Drawer 408  
Greenville, S. C. 29602

VOL 1468 PAGE 509

# MORTGAGE

THIS MORTGAGE is made this 30th day of MAY, 1979 between the Mortgagor, DENNIS W. COX AND KATHERINE C. COX, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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").

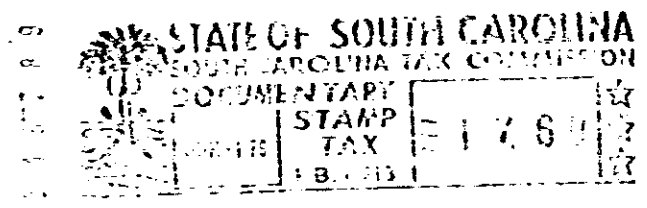
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Four Thousand and No/100 (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2010

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 located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 125, according to a plat entitled "Heritage Lakes Subdivision" by Heanor Engineering Co., Inc., as revised October 26, 1977, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 6H, Page 19, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Harness Trail at the joint front corner of Lots 125 and 126 and running thence along the line of Lot 126, S. 35-07-56 E. 239.27 feet to an iron pin on the edge of Lake; thence along said lake as the property line, (the traverse line being N. 46-19-12 E. 153.48 feet) to an iron pin at the joint rear corner of Lots 124 and 125; thence along the line of Lot 124 N. 50-44-26 W. 237.26 feet to an iron pin on the South side of Harness Trail; thence with the curve of Harness Trail (the chord being S. 47-03-49 W. 88.76 feet) to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Cobb Builders, Inc., dated May 30, 1979 and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1103, Page 770.



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which has the address of Lot 125 Harness Trail, Simpsonville, South Carolins (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 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.

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