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## **MORTGAGE**

.....day of .... March ..... 28th THIS MORTGAGE is made this..... 19 80 between the Mortgagor, Michael D. Cooper and Sherie H. Cooper (herein "Borrower"), and the Mortgagee UNITED FEDERAL.
SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN a corporation organized and existing under the laws of the United States of America whose address is 201 Trade Street, Fountain Inn, S. C. 29644....(herein "Lender").

dated. March 28, 1980. ... (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on ... April 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 piece, parcel or tract of land containing 7.62 acres more or less, with all buildings and improvements, situate, lying and being at the southwestern corner of the intersection of a County Road with Hammond Road, in Fairview Township, Greenville County, South Carolina, near the Town of Simpsonville, being shown on a Plat of the Property of H.N. Hammond, Jr. made by C.O. Riddle, Surveyor, dated February 2, 1980, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center line of the intersection of a County Road with Hammond Road, at the corner of property now or formerly owned by Robert E. Vaughn, et al, and running thence along through the center of Hammond Road the following courses and distances: S. 0-34 W. 120.2 feet to a nail and cap, S. 6-43 E. 90.6 feet to a nail and cap, and S. 8-53 E. 367.9 feet to a nail and cap; thence a new line through other property owned by H.N. Hammond, Jr., S. 75-44 W., 481.4 feet to an iron pin near a stream; thence along the line of property now or formerly owned by E. T. Bootle, Jr., N. 8-30 W., 410.7 feet to an iron pin; thence N. 80-46 W., 33 feet to an iron pin near a stream; thence with a branch as the line opposite property now or formerly owned by Mildred H. Faber, the traverse line of which is N. 16-02 W., 325.5 feet to a point on a County Road; thence through said County Road S. 84-32 E. 76.3 feet to an iron pin; thence continuing with said County Road S. 88-45 E., 259 feet to a point; thence continuing with said County Road S. 85-35 E., 249.8 feet to the point of beginning.

This being the same property conveyed to Mortgagors by deed of H. N. Hammond, Jr. of even date to be recorded herewith.

Moseley Road, Simpsonville {City} [Street]

29681 ..... (herein "Property Address"); [State and Zip Code]

To Have and to Hord unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all casements, 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 femain a part of the property covered by this Mortgage; and all of the foregoing, together with said property for 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, casements 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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