

301 College St.
Greenville, SC 29602

1506 PAGE 775

RECORDED
JUL 25 AM '80
S.C.
SLEY

MORTGAGE

THIS MORTGAGE is made this 2nd day of July, 1980, between the Mortgagor, Brian A. Cooper and Pamela M. Cooper, (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").

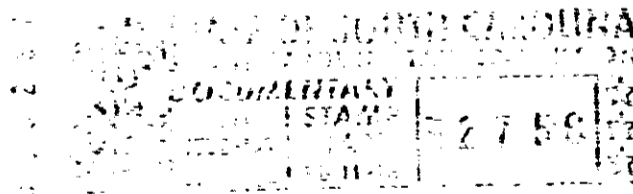
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-eight Thousand, Nine Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 2, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 219 on plat of Section 11, Devenger Place, which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book 7C at Page 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Saddle Tree Court, joint front corner of Lots 218 and 219 and running thence along Saddle Tree Court, N. 13-20 W. 30 feet to an iron pin; thence continuing along said Court, N. 14-14 W. 50 feet to an iron pin; thence still continuing along said Saddle Tree Court, N. 2-52 E. 40 feet to an iron pin, joint front corner of Lots 219 and 220; thence along the common line of said Lots, N. 88-15 E., 179 feet to an iron pin; thence turning and running along the rear lot line of Lot 219, S. 33-01 W. 50 feet to an iron pin, joint rear corner of Lots 218 and 219; thence turning and running along the common line of said Lots, S. 58-02 W. 147.8 feet to an iron pin, joint front corner of Lots 218 and 219, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of William E. Smith, Ltd., of even date, to be recorded herewith.



which has the address of Lot 219, Saddle Tree Court, Greer, South Carolina 29651,
(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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