

301 College Street
Greenville, SC

RECORDED
NOV 21 2 12 PM '80
SCANA
GREENVILLE S.C.
WATKINS

1525 370

MORTGAGE

THIS MORTGAGE is made this 21st day of November,
19 80, between the Mortgagor, Donald G. Cothran and Margaret C. Cothran,
(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 Thirty-two Thousand, Two
Hundred, Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's
note dated November 21, 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
December 1, 2001;

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 58 and
a portion of Lot 57 of Henderson Forest, as shown on plat recorded in the RMC Office
for Greenville County, in Plat Book 4R at Page 41, and having, according to said
plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Meredith Lane, joint front corner of Lots 58 and 59 and
running thence along said Meredith Lane, S. 06-14 W. 103.6 feet to an iron pin;
thence turning and running N. 68-17 W. 13.5 feet to an iron pin; thence N. 83-46 W.
115.64 feet to an iron pin; thence turning and running along the rear line of Lot
58, N. 07-05 E. 100.0 feet to an iron pin, joint rear corner of Lots 58 and 59;
thence turning and running along the common line of said Lots, S. 83-46 E. 127.7
feet to an iron pin on Meredith Lane, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Lawrence
David Reid, of even date, to be recorded herewith.

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NOV 21 1980
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which has the address of 7 Meredith Lane, Greenville, South Carolina
(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 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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