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MORTGAGE

S. C.
10 31 AM '81
W. C. WILKINS

THIS MORTGAGE is made this 11th day of May, 1981, between the Mortgagor, Gerard and Darlene T. Cooke, (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 \$2400.00 Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1984

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 and tract of land containing 0.15 acre, more or less, and located on the south side of New Cut Road in the County of Greenville, State of South Carolina, and being shown on plat of survey for Maria W. Krusos and Gerard and Darlene Cooke, made by C.O. Riddle, RLS on March 21, 1980, which plat is recorded in the Greenville County RMC office in Plat Book 72 at page 6, and having, according to said plat the following description:

BEGINNING at an iron pin on the south side of the right of way of New Cut Road joint front corner of property of the Grantor and Grantees and running thence S13-17W, 342.22 feet to an iron pin, thence S83-15E, 38.96 feet to an iron pin, thence N6-45E, 340 feet to an iron pin at the point and place of beginning.

This being the same property conveyed to the Grantor by deed of Maria W. Krusos on April 11, 1980 and recorded in the Greenville County RMC office in Deed Book 1123 at page 964.

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown on plat of property of Jerry Cooke dated February 20, 1979, drawn by Carolina Surveying Company containing 1.00 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern edge of New Cut Road at the joint front corner of property owned by Curtis Nash and running thence along the southern side of New Cut Road S 82-40 E 50.1 feet to a point; continuing along southern edge of New Cut Road S 89-10 E 58.5 feet to a point on the southern edge of New Cut Road at the joint front corner of property owned by Maria W. Krusos, running thence with the joint line of property of said Maria W. Krusos S 12-17 W 435.5 feet to a point located on the joint property line of Maria W. Krusos; thence running N. 85-10 W. 95.6 feet along the joint line of property owned by Maria W. Krusos to a point located on the joint line of property owned by Maria W. Krusos and being the joint rear corner of property owned by Curtis Nash; thence running along the joint line of property of Curtis Nash N 0-38 E 432.2 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Curtis T. Nash and recorded in the RMC office for Greenville County on April 24, 1979 in deed book 1101 at page 266.

which has the address of New Cut Road Piedmont,
(Street) (City)
SC 29673 (herein "Property Address");
(State and Zip Code) SEE ATTACHED PAGE FOR REMAINDER OF PROPERTY DESCRIPTION.

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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