

P. O. Box 408
Greenville, SC 29602

FILED
GREENVILLE CO. S.C.

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BOOK 1600 PAGE 978

DONNIE S. FARRERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 4th day of April,
1983, between the Mortgagor, CALVIN N. COX

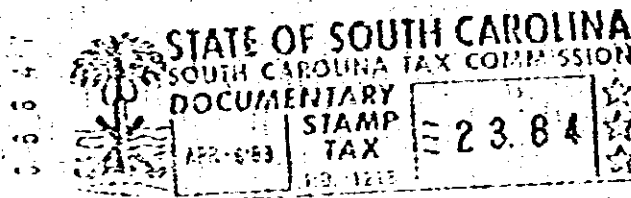
, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Nine Thousand & Six Hundred & No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 4, 1983, (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 4, 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, in Plat Book "7-X" at page 98, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Bending Wood Circle at the joint front corner of Lots 44 and 45 and running thence with Lot 44, N. 2-24 W. 154.94 feet to an iron pin at the joint rear corner of Lots 44 and 45; thence N. 78-22 E. 105 feet to an iron pin at the joint rear corner of Lots 45 and 47; thence with Lot 47 S. 11-38 E. 35 feet to an iron pin at the joint rear corner of Lots 45, 46 and 47; thence with Lot 46 S. 10-51-12 W. 154.33 feet to an iron pin on Bending Wood Circle; thence with said circle N. 82-30 W. 75 feet to the point of beginning.

Derivation: This is the same property conveyed by deed of Balentine Brothers Builders Inc. to be recorded herewith.



which has the address of Lot 45, Northwood Subdivision Taylors, S.C.
(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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