

JUL 27 3 19 PM '83

DONNIE S. TAYNERSLEY

THIS MORTGAGE is made this 22nd day of July 1983, between the Mortgagor Bobby Lee Cox (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-SIX THOUSAND FOUR HUNDRED AND NO/100 (\$46,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 22, 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 July 1, 2008

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 lot of land lying, being and situate on the Northwest side of McElhaney Road about five miles Northwest of Greer, in County and State aforesaid, containing 1.01 acres, more or less, and being known and designated as Lot No. Eight (8) of Few Acres as shown on plat prepared by Wolfe & Huskey, Inc., Engineering and Surveying, dated Nov. 18, 1980, and having the following courses and distances, to-wit: Beginning at a Nail & Cap in said road and which Nail & Cap is at the joint front corner of Lots Nos. 7 and 8 as shown on said plat, and running thence with the joint property line of said two lots N. 88-57 W. 375.8 feet to an Iron Pin; thence S. 48-39 E. 357.2 feet to a Nail & Cap in said road; thence with said road N. 27-54 E. 133.4 feet to a Nail & Cap in said Road; thence with said road N. 22-06 E. 120 feet to the beginning point. This being all of the 3.05 acre lot located on the Northwest side of the McElhaney Road which 3.05 acre lot is more particularly shown on plat prepared for Mortgagor herein by Wolfe & Huskey, Inc., Engineering and Surveying, dated June 18, 1981, and which plat has been recorded in the R.M.C. Office for said County in Plat Book 8-R at page 77. This being the first lot described in deed of Ratterree-James Insurance Agency (also known as Ratterree-James Agency) to Mortgagor herein recorded in said Office on May 31, 1982, in Deed Book 1167 at page 782. For a more particular description see the aforesaid two plats.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA
ON JUL 27 1983
STAMP
TAX \$16.50

which has the address of _____ (Street) _____ (City)
S. C. _____ (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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