

GREENVILLE

OCT

1983

1029 559

# MORTGAGE

THIS MORTGAGE is made this 5th day of October, 1983, between the Mortgagor, Anthony K. Cousins and Carolyn T. Cousins, (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 Thirty-three Thousand, Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 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 November 1, 2013;

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 lot or tract of land lying in Butler Township, being shown as Lot No. 1 and Lot No. 2 on a plat of property of Rockwood Enterprises, Inc., according to a plat made by C. O. Riddle, dated September, 1968, recorded in the RMC Office for Greenville County, S. C. in Plat Book MM at Page 45, and being shown more recently on a plat of Anthony K. Cousins and Carolyn T. Cousins, prepared by Freeland and Associates, dated August 16, 1983, to-wit:

BEGINNING at an iron pin on the northern side of S. C. Highway 146 (Woodruff Road) at the intersection of paved road and Godfrey Road and running North 55-35 W. 332.8 feet to an iron pin on the line of property now or formerly belonging to D. A. Godfrey; thence with the line of D. A. Godfrey property, N. 65-23 E. 230 feet to an iron pin; thence S. 55-53 W. 311.5 feet to an iron pin on the northern side of Godfrey; thence with the said Godfrey Road, S. 60-19 W. 221 feet to the point of beginning.

This is the same tract of land conveyed unto the Mortgagors herein by Deed of Viola C. Melton, dated October 5, 1983, and recorded October 6, 1983 in the RMC Office for Greenville County, South Carolina in Deed Book 1197 at Page 975.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA  
 GREENVILLE COUNTY  
 BOOK 1340  
 PAGE 1340

which has the address of Route 1, Woodruff Road Simpsonville,  
(Street) (City)  
S. C. 29681 (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.

600 9 11A01

0550

1328-11-21