

GREENVILLE S.C.
DEC 30 10 30 AM '83
JOHN C. SMITH
R.M.C.

First Federal of S.C.
P.O. Box 408
Greenville, S.C. 29602

VOL 1842 PAGE 07

MORTGAGE

THIS MORTGAGE is made this 23rd day of December, 1983, between the Mortgagor, Earl Cochran (same as Earle M. Cochran *EMC*), (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").

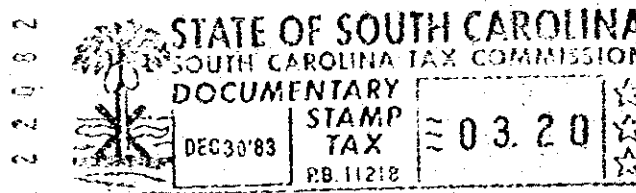
WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand and ^{no}/100s ----- Dollars, which indebtedness is evidenced by Borrower's note dated December 23, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12-30-87

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 in Chick Springs Township, Greenville County, State of South Carolina, being a portion of Lot No. 11 as shown on survey of Dalton & Neves, Engineers, April 1945, and marked Plat No. 2, property of W.S. Bradley, recorded in the Office of the R.M.C. for Greenville County in Plat Book O, Page 169 and having the following courses and distances, metes and bounds, according to a more recent survey made by John C. Smith and J. Coke Smith, Surveyors, September 1, 1952, to wit:

BEGINNING At an iron pin on the West side of Donnan Road, joint corner of Lot Nos. 11 and 10 on Plat of property of W.S. Bradley, recorded in Plat Book O, Page 169, and running thence along the line of lot No.10, N. 88-10 W. 200 ft. to a point in the line of other property of H.H. Burrell, thence along the line of other property of H.H. Burrell S. 1-50 W. 70 ft. to a point in the line of other property of H.H. Burrell, thence along the line of other property of H.H. Burrell, S. 88-10 E. 200 ft. to a point on the West side of Donnan Road, thence along the West side of Donnan Road, N. 1-55 E. 70 ft. the beginning corner.

BEING A portion of the property conveyed to the grantee Earl Cochran, same as Earle M. Cochran, by deed dated October 02, 1952 and recorded October 02, 1952 in the office of the R.M.C. for Greenville County in deed book 464, page 49. *Grantor H. H. Burrell*



Loan number: 020 319242-4

which has the address of 227 Donnan Road Taylors, (Street) (City), South Carolina 29643 (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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