

301 College Street, Greenville, S. C. 29601

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FILED
GREENVILLE CO. S. C.

MAY 1 2 32 PM '84

MORTGAGE

JUNIOR S. AYERSLEY

R.M.C.

THIS MORTGAGE is made this 30th day of April, 1984, between the Mortgagor, ROBERT D. 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").

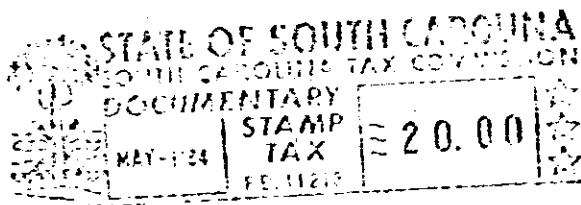
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and no/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009.....;

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 piece, parcel or lot of land with the buildings and improvements thereon, in Greenville County, State of south Carolina, on the northern side of Gray Fox Square, being shown and designated as Lot No. 57 on Plat of Gray Fox Run made by C. O. Riddle, Registered Land Surveyor, on November 6, 1975, and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 16 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Gray Fox Square at the joint front corner of Lots 57 and 58 and running thence along the common line of said Lots, N 2-36 E. 150 feet to the joint rear corner of said lots; thence S. 87-24 E 100 feet to an iron pin at the joint rear corner of Lots 56 and 57; thence along the common line of said Lots S 2-36 W 150 feet to an iron pin at the joint front corner of said lots on the northern side of Gray Fox Square; thence along said Square, N. 87-24 W 100 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of John C. Kyle and Janice T. Kyle of even date and to be recorded herewith.



which has the address of Lot 57, Gray Fox Greer
(Street) (City)
SC 29687 (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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