

**MORTGAGE**

the amount of \$ 15,844.05

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1984 SEP 19

THIS MORTGAGE is made this nineteenth day of September, 1984, between the Mortgagor, Lyndell W. and Cheryl E. Cooper

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of thirty thousand six hundred eighty six and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 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 October 1, 1995

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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No 63, Section 1, as shown on plat of Oakcrest Subdivision prepared by C.C. Jones, Engineers, which plat is of record in the Office of RMC for Greenville County in Plat Book GG, Pages 130 and 131, reference to said plat being craved for a metes and bounds description thereof.

This conveyance is made subject to all restriction, easements and rights-of-way which may affect the property hereinabove described.

This is the same property conveyed by Deed of J. Kenneth Ward and Hazel Elaine Ward unto Lyndell W. Cooper, dated October 6, 1972 recorded October 9, 1972, in the RMC Office for Greenville County, South Carolina, volume 957 page 303.

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which has the address of 13 Lynhurst Drive Greenville  
(Street) (City)  
SC 29611 (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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