

0913

BOOK 74 PAGE 913
P. O. Box 10148
Greenville, S. C. 29603

MORTGAGE

(#6180)

GREENVILLE CO. S. C.
 THIS MORTGAGE is made this 18th day of March 1981, between COCHRAN & DARRY BUILDERS, INC. (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Ninety Five Thousand Six Hundred and No/100 (\$95,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 18, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on March 18, 1982

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 lying and being on the southerly side of Sweetwater Road, near the City of Greenville, South Carolina, and being designated as Lot No. 494, on Map Two, Section Two, of Sugar Creek, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7X, at page 19, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Sweetwater Road, joint front corner of Lot Nos. 494 and 495, and running thence along the common line of said Lots S. 25-34-38 W. 162.97 feet to an iron pin in the rear line of Lot No. 492; thence along the rear line of Lot No. 492 N. 51-24-08 W. 100 feet to an iron pin, joint rear corner of Lot Nos. 493 and 494; thence along the common line of said Lots N. 7-05-31 E. 124.61 feet to an iron pin on Sweetwater Road; thence along said Road S. 73-39-25 E. 138.70 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of K. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. of even date herewith to be recorded. JUL 1 1981

GRANT FILED
 GREENVILLE CO. S. C.
 JUL 1 1981
 R. H. CUMMERSLEY
 CLERK
 NOTIFIED AND
 CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION
 OF GREENVILLE, S. C.
 ORTH, PERRY, BRYANT,
 & JOHNSTONE, ATTYS.
 FOR GRANTORS

James E. Howard
Grant E. Howard

James E. Howard
 RMC

HAYNSWORTH, PERRY, BRYANT,
 MARION & JOHNSTONE, ATTYS.

Each has the address of Lot 494, Sweetwater Road, nr. Greenville, Greer, South Carolina 29651 (herein "Property Address").

4328 RV-2