

FILED  
GREENVILLE  
**MORTGAGE**

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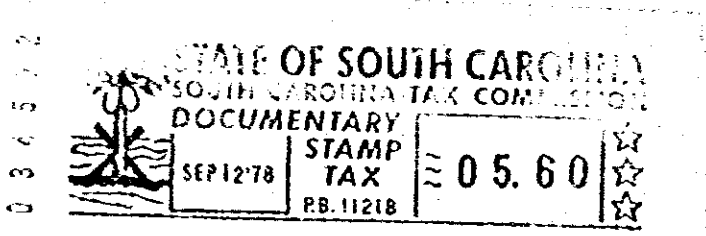
THIS MORTGAGE is made this 11th day of September 1978 between the Mortgagor, J. Weldon Cook and Rita L. Cook (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand and No/100 (\$14,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 11, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1998

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; in Fairview Township, about two (2) miles West of the Town of Simpsonville, containing .96 of an acre, more or less, according to plat entitled "Property of James R. and Eleanor C. Page", dated September 9, 1974, prepared by Carolina Surveying Company and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of McCall Road and running along center of said road S. 71-56 E., 272 feet to a point; thence S. 49-32 W., 218.5 feet to an iron pin; thence N. 78-10 W., 166.2 feet to an iron pin; thence running N. 20-04 E., 204.6 feet to the POINT OF BEGINNING.

This being the identical property conveyed unto J. Weldon Cook and Rita L. Cook, the Mortgagors herein, by deed to be recorded of even date herewith, in the R. M. C. Office for Greenville County, South Carolina.



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which has the address of ... Route 3, McCall Road, Simpsonville, South Carolina 29681 (Street) (City) (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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