

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

GREENVILLE CO. S.C.

MORTGAGE

1337

THIS MORTGAGE is made this 1st day of December 1978, between the Mortgagor, William A. Cofer and Carole S. Cofer (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

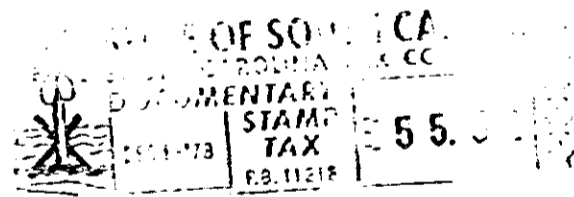
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thirty-eight Thousand Eight Hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2004

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, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 93 on a plat of Mount Vernon Estates, prepared by Piedmont Engineers and Architects and recorded in the RMC Office for Greenville County in Plat Book 4X at page 12, and according to said plat, having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Peachtree Drive at the joint front corners of Lots 93 and 94 and running thence N. 3-52 E., 165 feet to an iron pin; thence running S. 86-08 E. 125 feet to an iron pin; thence running S. 3-52 W. 165 feet to an iron pin at the joint front corners of lots 92 and 93 on the northern side of Peachtree Drive; thence with the northern side of Peachtree Drive N. 86-08 W. 125 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed from Threatt Enterprises, Inc., dated September 23, 1977, and recorded in Deed Book 1065 at page 418.



C/T R/T 0129

which has the address of Lot 93, Peachtree Drive, Greer, S.C. 29651 (herein "Property Address");

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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