

201 Trade Street, Fountain Inn, SC 29644
Greenville, S.C.

1979
MORTGAGE
SIMPSONVILLE

Vol 1474 pg 402

THIS MORTGAGE is made this 19th day of July 1979 between the Mortgagor, Anthony S. Cook and Karen C. 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 Thirty-one Thousand Thirty-four and 07/100 (\$31,034.07) Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2006.

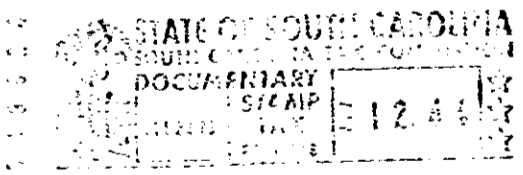
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 8 on a plat of WEMBERLY WAY, Section 1, prepared by Campbell and Clarkson Surveyors, Inc., dated June 17, 1974, and recorded in the RMC Office for Greenville County in Plat Book 4-R, Page 88, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern edge of Wemberly Lane, joint front corner with Lot 7, and running along the joint line with Lot 7, S. 77-33 E., 150 feet to an iron pin, joint rear corner with Lot 7; thence turning and running S. 12-27 W., 120 feet to an iron pin, joint rear corner with Lot 9; thence turning and running along the joint line with lot 9, N. 77-33 W., 150 feet to an iron pin in the northeastern edge of Wemberly Lane, joint front corner with Lot 9; thence along said Wemberly Lane, N. 12-27 E., 120 feet to an iron pin; the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Tri-Co Investments, Inc., dated July 19, 1979, to be recorded herewith.

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which has the address of 401 Wemberly Lane, Simpsonville (Street) (City) South Carolina 29681 (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 seized 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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