

FILED
GREENVILLE, S. C.
AUG 7 4 49 PM '79
DONN... TRAVELERSLEY
R.M.C.

VOL 1476 PAGE 158

MORTGAGE

THIS MORTGAGE is made this 7th day of August, 1979, between the Mortgagor, Randy Cody and Myra Coody, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand Three Hundred Sixty-one and 24/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 7, 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 1 August 2008.

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 in the County of Greenville, State of South Carolina on the South side of Loraine Drive and being known and designated as Lot 5 on revised map of Lots 34-47, Meadowbrook Farms, made by C.O. Riddle, February, 1958, recorded in the RMC Office for Greenville County, S.C. in Plat Book PP, Page 113, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Loraine Drive at the joint corner of Lots 4 & 5 and runs thence along the line of lot 4, S. 3-00 W., 191.1 feet to an iron pin; thence S. 86-30 E., 63.2 feet to an iron pin in the center of a branch; thence with the center of said branch as the property line the traverse line being N. 54-35 E., 76.2 feet to an iron pin; thence along the line of Lot 6 N. 9-14 W., 171.1 feet, more or less, to an iron pin on the South side of Loraine Drive; thence along Loraine Drive S. 71-10 W., 14.4 feet to an iron pin; thence continuing along Loraine Drive S. 79-43 W., 75.6 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of Charles D. Turner, Jr. and Carol J. Turner as recorded in the RMC Office for Greenville County in Deed Book 1108, Page 868 dated August 7, 1979.

Mortgagee's address: 301 College Street
Greenville, South Carolina

which has the address of Rt 2 Loraine Drive Travelers Rest,
(Street) (City)
South Carolina (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.

SOUTH CAROLINA — 1 to 4 Family—6 35—FNMA/FHLMC UNIFORM INSTRUMENT with amendment adding Para. 21.

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