



Documentary Stamps are figured on the amount financed: \$ 10,060.04

MORTGAGE

BOOK 1582 PAGE 497

THIS MORTGAGE is made this 13 TH day of SEPTEMBER 1982, between the Mortgagor, ROBERT R. COBBLE, JR. AND JAN. N. COBBLE (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty thousand nine hundred sixty dollars and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated SEPTEMBER 13, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on SEPTEMBER 15, 1992.

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 piece, parcel or lot of land being known as Lot 260 Section II Del Norte Estates lying on the eastern side of Ellesmere Drive, as shown on a plat of Section II of Del Norte prepared by Piedmont Engineers, Architects and Planners on record in Plat Book 4N, at Pages 12 and 13 in the RMC Office for Greenville County, South Carolina and being more fully described by reference to said plat as follows:

BEGINNING at an iron pin at the joint front corner of Lots 260 and 261 and running thence along the line of Lot 261 S.46-30 E. 128 feet to an iron pin; thence S. 43-30 W. 95 feet to an iron pin at the joint rear corner of Lots 260 and 259; thence N. 48-30 W. 106.4 feet to an iron pin on the turn-around of Ellesmere Drive thence with the curve of said drive N.10-40 E. 40 feet to an iron pin; thence with Ellesmere Drive N. 43-30 E. 65.1 feet to the point of beginning.

This is that same property conveyed by deed of James V. Fellers and Mary S. Fellers to Robert R. Cobble, Jr. and Jan N. Cobble, dated 6-24-77 and recorded 6-24-77, in Deed Volume 1059, at Page 245, in the RMC Office of Greenville County, South Carolina.

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which has the address of 6 ELLESMERE DRIVE GREENVILLE SOUTH CAROLINA 29615 (herein "Property Address");

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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".

4.0077

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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