

P. O. Drawer 408  
Greenville, SC 29602

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GREENVILLE CO S.C.

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DONNIE S. TANNERSLEY  
R.M.C.

## MORTGAGE

THIS MORTGAGE is made this 3rd day of March, 1983, between the Mortgagor, - Donald E. Cooke -

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 \$6,000.00 (Six Thousand) Dollars, which indebtedness is evidenced by Borrower's note dated March 3, 1983, (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, 1988...

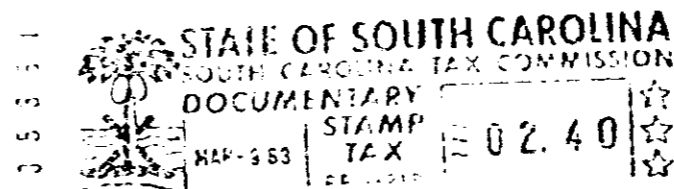
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate in the State of South Carolina, County of Greenville, on the eastern side of Ravensworth Road, being known and designated as Lot No. 87, as shown on a Plat of Brook Glenn Gardens, made by Piedmont Engineers & Architects, October 28, 1965, and recorded in the R. M. C. Office for Greenville County, in Plat Book "JJJ", at Pages 84 and 85, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Ravensworth Road, at the joint front corner of Lots 86 and 87, and running thence along the common line of Lot 86 N. 60-17 E. 150 feet to an iron pin at the joint rear corner of Lots 86, 96, 95, and 87; thence running along the rear line of Lot 95 S. 29-43 E. 110 feet to an iron pin at the joint rear corner of Lots 95, 94, 88, and 87; thence along the line of Lot 88 S. 60-17 W. 150 feet to an iron pin on the eastern side of Ravensworth Road; thence along said Road N. 29-43 W. 110 feet to the point of beginning.

This being the same property conveyed to the mortgagor(s) herein by deed of Ronald E. Jordan and Elinor A Jordan, and recorded in the RMC Office for Greenville County, on 4-4-72, in Deed Book 940, and page 127.

This is a second mortgage and is junior in lien to that mortgage executed by Ronald E. Jordan and Elinor A. Jordan, in favor of First Federal of South Carolina, which mortgage is recorded in the RMC Office for Greenville County, in Book 1118, page 269. This mortgage was subsequently assumed by Donald E. Cooke, as evidenced by Assumption Agreement dated 3-8-72.



which has the address of #9 Ravensworth Road Taylors,  
(Street) (City)  
South Carolina 29687 (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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