

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1437 PAGE 236

JUL 5 2 46 PM '78

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 30 day of June 1978, between the Mortgagor, JAMES W. COOPER (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States of America, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

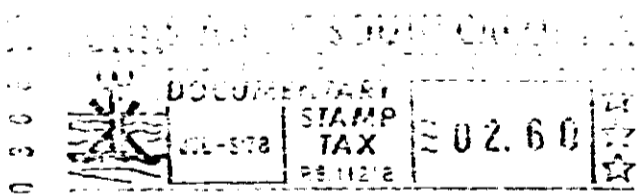
WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Five Hundred and 00/100 (\$6,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1982;

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 located in the County of Greenville, State of South Carolina, and being shown as Lot No. 23 on a final plat of Spring Brook Terrace dated March 15, 1958, and made by J. Mac Richardson, Surveyor, and recorded in the R.M.C. Office for Greenville County in Plat Book KK at Page 143, reference to which is hereby craved, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Miami Avenue at the joint front corner of Lots 21 and 23 and running thence S. 2 W. 150 feet; thence with the line of Lot 22, N. 88 E. 28.8 feet to an iron pin; thence with the line of Lot 24, S. 85-03 E. 41.6 feet to a point at the joint rear corner of Lots 23 and 25; thence with the line of Lot 25, N. 2 W. 155.1 feet to an iron pin on the southern side of Miami Avenue; thence with Miami Avenue, S. 88 W. 70 feet to the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of Henry C. Harding, said deed being dated April 2, 1965, and recorded in the R.M.C. Office for Greenville County in Deed Book 770 at Page 496.



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Lot 23, Miami Avenue, Piedmont
which has the address of [Street] [City]
(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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