GREENVER CO CO APR 13 2 29 PH 183 DONNIE S. M. C. TSLEY

## MORTGAGE

THIS MORTGAGE is made this	Ith day C. Cook and Leslie M. Cook	y of April,
Savings and Loan Association of South the United States of America, whose the Lender").	, (herein "Borrower"), h Carolina, a corporation organ	, and the mortgagee, rirst rederal ized and existing under the laws of
WHEREAS, Borrower is indebted to and no/100(4,500,00)  note dated and interest, with the balance of the in	Dollars, which indebt (herein "Note"), providing for	monthly installments of principal
TO SECURE to Lender (a) the repathereon, the payment of all other sums the security of this Mortgage, and the contained, and (b) the repayment of Lender pursuant to paragraph 21 her grant and convey to Lender and Lender in the County of Greenville, So	s, with interest thereon, advance performance of the covenants any future advances, with intereof therein "Future Advances"	ed in accordance herewith to protect and agreements of Borrower herein erest thereon, made to Borrower by '). Borrower does hereby mortgage,

On the Northern side of Harrison Bridge Road, shown on plat entitled "Property of Roy Calvin Cook", made by Campbell and Clarkson, Surveyors, dated November 3, 1969, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a pin on the center of Harrison Bridge Road and running thence with the center of said Road, N. 79-32 E. 140 feet to a point at the line of Dennis; thence with the line of Dennis, N. 16-43 E. 254.8 feet to an iron pin, thence S. 71-44 W. 120 feet to an iron pin; thence S. 22-44 W. 251.3 feet to the beginning corner. The beginning point is approximately 3,561 feet from the intersection of Harrison Bridge Road and Fork Shoals Road.

This being the same property conveyed to the mortgagor herein by deed of James Allen Sweeney, dated November 12, 1969, recorded in the RMC Office for Greenville County on November 12, 1969, to Roy Calvin Cook, in Deed Book 879 at Page 215.

This is a second mortgage and is junior in lien to that mortgage executed to Roy C. Cook and Leslie M. Cook, which mortgage is recorded in RMC Office for Greenville County in Book 1353 at Page 479, on November 13, 1975.

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which has the address of \_\_Route #3. Box 181-A. Simpsonville, S.C.

\_\_(herein "Property Address");

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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