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SOUTH CAROLINA
RICHERSLEY

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MORTGAGE

THIS MORTGAGE is made this 15th day of July 1982, between the Mortgagor, FURMAN COOPER BUILDERS, INC., (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 THIRTY-SIX THOUSAND THREE HUNDRED SEVENTY-FIVE AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 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 JANUARY 15, 1982;

front corner of lot 38 and part lot 36 and running thence S. 16-56 E., 137.06 feet to an iron pin; thence turning and running along the rear line of said part lot 36, S. 63-58 W., 88.12 feet to an iron pin; thence turning and running N. 33-06 W., 61.0 feet to an iron pin; thence along Elaine Street, N. 14-23 W., 92.56 feet to an iron pin on the southerly side of Bridges Avenue; thence with said Bridges Avenue, N. 73-06 E., 99.85 feet to an iron pin, being the point and place of beginning.

This is a portion of that property conveyed to the mortgagor by deed of Margaret C. Richard, recorded in the RMC Office of Greenville County in Book 1169 at page 145 on June 24, 1982.

TR 209

First Federal Savings and Loan Association
of Greenville S.C. 301 College Street
Savings and Loan Association of S.C.
Paul Jackson
Signature Paul Jackson
11/11/82
1982
Witness Paul Jackson

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which has the address of 13514 Bridges Avenue, Greenville, 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 seized 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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