

P. O. Drawer 408
Greenville, S. C. 29602

BOOK 1443 PAGE 109

BOOK 79 1696

FILED
GREENVILLE CO. S. C.
SEP 14 3 38 PM '78
DORIS S. TAYLOR

MORTGAGE

THIS MORTGAGE is made this 1st day of September, 1978, between the Mortgagor, Richard J. Cohn and Kristin C. Cohn, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Fifty-Six Thousand Nine Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 1st, 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 July 1, 2009;

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, the security for the same shall be the following: rear corner of Lots no. 25 and 26; running thence with the joint line of said lots, S. 11-15 W. 135.52 feet to an iron pin on the northern side of Saratoga Drive; running thence with the northern side of said drive, which line is curved, the chord of which is S. 78-47 W. 40 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of College Properties, Inc., of even date, to be recorded herewith. 23121

EDDIE R. HARBIN
Attorney at Law
Greenville, South Carolina

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GREENVILLE CO. S. C.
SEP 14 12 19 PM '78
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
TAX 22.68

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of South Carolina

Nancy C. White
Mortgagee

Witness Riley D. Green
3/1/1983

Johnny Adcock

has the address of Saratoga Drive, Route 8 Greer (City)
(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.

200-26331A01