

THIS MORTGAGE is made this 30 day of April, 1976  
between the Mortgagor, David F. Cox and Toni Cox  
herein "Borrower", and the Mortgagee, GREER FEDERAL  
SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH  
CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and  
No/100----- Dollars, which indebtedness is  
evidenced by Borrower's note dated April 30, 1976 (herein "Note"); providing for monthly install-  
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on  
April 1, 2001

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 with all improve-  
ments thereon, situate, lying and being in the State of South  
Carolina, County of Greenville, in Chick Springs Township, on  
the south side of Lee Road, being known and designated as Lots  
Nos. 2 and 3 of Cardinal Park, property of Oscar L. Ayers, as  
shown on plat made by R. K. Campbell, April 25, 1949, and recorded  
in the R.M.C. Office for Greenville County in Plat Book W at Page  
27, and having the following metes and bounds, according to said  
plat:

BEGINNING at an iron pin on the south side of Lee Road at corner  
of Lot No. 1 (which pin is 70 feet from the intersection of Lee  
Road and Cardinal Drive), and running thence with Lee Road, N.  
73-25 E. 140 feet to iron pin at corner of Lot No. 4; thence with  
line of Lot No. 4, S. 16-35 E. 188.1 feet to an iron pin in the  
line of Lot No. 42; thence with line of Lot No. 42, S. 68-00 W.  
134.1 feet to an iron pin at corner of Lot No. 1; thence with line  
of Lot No. 1, N. 18-25 W. 201 feet to the beginning corner.

This being the identical property conveyed to the Mortgagors  
herein by deed of Ruby F. Evans, of even date and to be  
recorded herewith.



which has the address of 604 East Lee Road  
South Carolina 29687 (herein "Property Address");  
(State and Zip Code)

Taylors  
(City)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-  
ments 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.