

State of South Carolina,

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

To all Whom These Presents May Concern:

We, F. H. Cooper and Elizabeth Q. Cooper

JUL 8 4 49 PM 1948

SEND GREETING:

Whereas, We the said F. H. Cooper and Elizabeth Q. Cooper

in and by our certain Promissory note in writing, of even date with these presents, are well and truly indebted to Harry M. Crosswell

in the full and just sum of Ninety-Seven Hundred and No/100 Dollars (\$9700.00) - - - - - , to be paid on or before six months after date, payment of this note before six months after date will be accepted only upon payment at the same time of the full six months interest.

, with interest thereon from date at the rate of Six per cent. per annum, to be computed and paid Semi-annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor... in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee... according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor... in hand well and truly paid by the said Mortgagee..., at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee..., and, his Heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township,

Greenville County, State aforesaid, on the northeastern corner of Elm Street and Oak Street, being a portion of lot No. 19 as shown on a plat of O. H. Talley and O. L. Howard, recorded in Plat Book "G" at Page 126, and having, according to a more recent survey prepared by Dalton & Neves, Engineers, January, 1931, the following metes and bounds, to-wit:

BEG. at a point on the northeastern intersection of Otus and Elm Streets and running thence with the eastern side of Elm Street N. 18-00 W. 6 feet to a point in line of lot No. 2; thence with line of said lot N. 72-00 E. 117 feet to a point in line of lot No. 2A; thence with line of said lot S. 18-00 E. 66 feet to a point on the northern side of Otus Street; thence with said street S. 72-00 W. 117 feet to the point of beginning; being the same premises conveyed to the to the mortgagors by D. W. Boggs by deed dated 2nd of August, 1945, recorded in Volume 258 at page 225.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and his Heirs and Assigns forever, And We do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and his Heirs and Assigns, from and against ourselves and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

For Satisfaction to this mortgage see R.E.M. Book 402, Page 36.

1st All. Cecil Farnsworth