

USL--FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

MORTGAGE

MAR 10 5 03 PM 1952

State of South Carolina

OLLIE FARNSWORTH
R.M.C.

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, E. C. Cooper and Vivian Glenn

Cooper

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

Twenty-five Hundred and no/100 -----

DOLLARS (\$2500.00), with interest thereon from date at the rate of **six**

per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

Chick Springs Township, located about four miles northwest from Greer, lying on the southern side of the road that leads from the Buncombe Road, near the old home place of H. G. Copeland, to the Rutherford Road, being bounded on the north by the said road and lands of Perry Brown, on the east by lands of R. L. Ford Estate and on the south and west by Carrie Maude C. Glenn, and being a part of tract No. 1 as shown on plat of property of H. G. Copeland Estate made by H. S. Brockman, Surveyor, December 5th, 1938, and having the following courses and distances, to-wit:-

Beginning on a stake in the center of the said road, joint corner of the R. L. Ford Estate lands, and runs thence with the R. L. Ford Estate line S 13-00 E 300 feet to an iron pin on the said line; thence S 65-00 W 102 feet to an iron pin; thence N 52-15 W 185 feet to a stake in the center of the said road (iron pin back on line on bank of road at 21 feet); thence with the center of the said road N 37-45 E 280 feet to the beginning corner, containing one acre, more or less.

The above is the same conveyed to us by deed of Carrie Maude C. Glenn dated October 25th, 1949, and recorded in the R.M.C. Office for said County in Deed Book 395, at page 05.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.