



GREENVILLE CO. S.C.

APR 25 11 in AM 1953

OLLIE FARNSWORTH  
R. M. C.

# State of South Carolina

## MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, James R. Cooper and Genevieve Meadors Cooper SEND GREETINGS:

WHEREAS, we the said James R. Cooper and Genevieve Meadors Cooper

in and by our certain promissory note, in writing, of even date with these presents are well and truly indebted to **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, in the

full and just sum of Three Thousand and No/100 - - - - - (\$ 3,000.00 )

Dollars, with interest at the rate of five (5%) ~~six (6%)~~ per centum per annum, to be repaid in installments of

Thirty and No/100 - - - - - (\$ 30.00 ) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside 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 said note, reference being thereunto had, will more fully appear.

**NOW KNOW ALL MEN.** That we, the said James R. Cooper and Genevieve Meadors Cooper

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, according to the terms of said note, and also in consideration of the further sum of Three Dollars to us,

the said James R. Cooper and Genevieve Meadors Cooper in hand well and truly paid by the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, 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, sell and release unto the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, located about 1 1/2 miles East of Simpsonville, in the fork of the Georgia Road and a side road known as the Goodwin Road, adjoining lands of W. C. Cook, Sarah Mayfield, et al. and being more particularly described as follows:

"BEGINNING at a point at the intersection of the Georgia Road and another public road, said point being the western corner of the David N. Mayfield lands, and running thence along the Georgia Road, North 80-30 East 390 feet to corner of Lot No. 2; thence along line of Lot No. 2, South 9-30 East 215 feet to a point in public road; thence along said road, North 71-0 West 445 feet to the beginning corner and containing 0.93 acres.

"The above described property is the same conveyed to Genevieve Meadors by Fred L. Howard by deed dated February 10, 1945 and recorded in the R. M. C. office for Greenville County in Deed Book 272, at page 231, and the said Genevieve Meadors by her married name of Genevieve Meadors Cooper, having conveyed an undivided one half interest in said property to James R. Cooper by deed dated March 30th, 1953 and recorded in the R. M. C. office for Greenville County in Vol. 476, at page 98."

APR 25 1953