

DEC 21 11 49 AM 1956

State of South Carolina,

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

County of Greenville**To All Whom These Presents May Concern:**I, Lee L. Cooper SEND GREETINGS:WHEREAS, I the said Lee L. Cooper

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of SIX THOUSAND and no/100----- (\$ 6,000.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of Sixty and no/100----- (\$ 60.00) Dollars upon the first

day of each and every calendar month hereafter 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 a ten per cent attorney's fee 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 said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, the said Lee L. Cooper

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to me, the said

Lee L. Cooper

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Oneal Township, on the North side of a public road about two miles North of the Town of Greer, containing a fraction of an acre, and having the following courses and distances, to-wit: Beginning at a point in the center of said road, and which point is 223 feet in an Easternly direction from the center of State Highway no. 14, and running thence from said point N.15 W.17.5 feet to an Iron Pin on the East side of a driveway leading to the Velma W. Brown home, thence continuing with the same course N.15 W. for a total distance of 169 feet to an Iron Pin on the East side of said driveway, thence N.75-11 E.120 feet to an Iron Pin, thence S.15 E.168.7 feet to an Iron Pin in said public road, thence with said public road S.75 W.120 feet to the beginning point. Bounded on the North by lands now or formerly owned by Velma W. Brown, on East by lands now or formerly owned by Clarence Edward Smith and Betty R. Smith, on South by said public road, and on West by said driveway. This being the same property which was conveyed to mortgagor herein by Velma W. Brown by deed recorded in the R. M. C. Office for said County in Deed Book 430, page 201, LESS a lot conveyed by mortgagor herein to Clarence Edward Smith and Betty R. Smith by deed recorded in said office in Deed Book 555, page 341.