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STATE OF SOUTH CAROLINA, GREENVILLE CO., S. C.

County of Greenville

007 5 10 17 AM 1957

To all Whom These Presents May Concern:

OLLIE FARMERS WORTH

WHEREAS we, James M. Cooper and Ann M. Cooper, of Greenville County, are well and truly indebted to Darrell W. Canady in the full and just sum of One Thousand, Six Hundred, Seventy-One and 47/100 - - - (\$1,671.47 ) Dollars, in and by our certain promissory note in writing of even date herewith, due and payable as follows:

Payable without interest on or before February 1, 1958, but if not paid by said date, then payable at \$50.00 a month beginning February 1, 1958, with payments to be applied first, to interest and then to the remaining principal balance due from month to month;

with interest from February 1, 1958 at the rate of Six (6%) per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid, and have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said James M. Cooper and Ann M. Cooper

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the sealing and delivery 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 Darrell W. Canady, his heirs and assigns forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being shown as a major portion of Lot No. 2 on plat of property of E. Greer, recorded in the R. M. C. Office for Greenville County in Plat Book CC, at Page 193, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Hillrose Avenue at the joint front corner of Lots Nos. 2 and 4, and running thence with Lot No. 4, N. 57-12 W. 158.1 feet to an iron pin; thence S. 35-54 W. 93.1 feet to an iron pin on Hillrose Avenue; thence with the northeastern side of Hillrose Avenue, S. 60-18 E. 138.4 feet to an iron pin; thence with the curve of Hillrose Avenue, the chord of which is N. 76-15 E. 36.5 feet to an iron pin; thence continuing with the northwestern side of Hillrose Avenue, N. 32-48 E. 60 feet to the point of beginning; and being the same property conveyed to us by Darrell W. Canady, by deed of even date herewith, not yet recorded.

It is agreed by the mortgagors that if the first mortgage given to General Mortgage Company, being recorded in the R. M. C. Office for Greenville County in Mortgage Book 619, page 475, becomes delinquent for a period of more than 30 days, then, and in that event, the balance due on this note and mortgage shall immediately, at the option of the mortgagee, become due and payable.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Darrell W. Canady,

his

Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

*Handwritten notes and signatures at the bottom of the page, including "Ollie Farmers Worth" and "Feb 1957".*