

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 12 3 09 PM 1962

OLLIE FARMWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 881 PAGE 389

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Erskine F. Cooley,

(hereinafter referred to as Mortgagor) is well and truly indebted unto F. B. Pinson

(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 one thousand dollars (\$1000.00) Dollars (\$ 1000.00) due and payable at the rate of one hundred dollars every six months hereafter plus interest at the rate of seven per cent on the unpaid balance until paid in full,

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: semi-annually,

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 purposes:

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, and in the City of Greenville, being known as Lots Nos. 38 and 39, Block B of a subdivision known as Jefferson Heights as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book C at pages 34 and 35, and having the following metes and bounds:

BEGINNING at an iron pin on the western side of Second Avenue joint front corner of Lots 37 and 38, and running thence with the joint line of said lots, S. 81-40 W. 87.5 feet to an iron pin at rear corner of Lot No. 13; thence with the rear line of Lots Nos. 13 and 14, S. 0-30 W. 50.2 feet to iron pin joint rear corner of Lots 39 and 40; thence with the joint line of said lots N. 81-40 E. 87.5 feet to iron pin on the western side of Second Avenue; thence with Second Avenue N. 0-30 E. 50.2 feet to the beginning corner.

This is a second mortgage and junior in lien to that of Mrs. Emma Marie Huggins, recorded in Volume 858, page 479.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

*Paid in full and satisfied 6/14/69.
F. B. Pinson
Witness: James O. McKinney Jr.
Harry A. Chapman Jr.*

WITNESSED AND CANCELED OF RECORD
26 DAY OF June 1969
Ollie Farmworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:30 O'CLOCK P. M. NO. 31054