



STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Silas M. &

Carrie Stone Cooley of Greenville County

WHEREAS, We, Silas M. & Carrie Stone Cooley

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Feltzer-Williamston Bank

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Seven Hundred twenty-one and 47/100 ----- Dollars (\$ 721.47 ) due and payable

on demand after date

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

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sum(s) 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 Mortgagee 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, Dinkin Township, more fully described as follows. BEGINNING at Stone, corner of J. A. Hamby Land, and running thence N. 15 E 3.90 to a Stone, thence N. 63 1/2 W. 30.77 to a Stone, thence S. 88.20 West 6.25 to a Stone, Thence S. 4 E 3.19 to a Stone, thence S 66 1/2 E 34.37 to the beginning corner, and containing Sixteen & 95/100 Acres more or less.

ALSO that other certain tract or piece of land adjoining, and containing Five Acres more or less, said tract beginning at a Stone at the corner of J. A. Hamby land, thence N. 71 3/4 W 13.13 chains to a Stone, thence N. 1 1/2 E. 3.88 chains to a Stone, thence S. 71 3/4 E. 13.17 Chains to a Stone thence S 1 1/2 W. 3.88 chains to the beginning corner.

All being situated in Dinkin Township, State and County afore-said, being the same tracts of land conveyed to me by Deed, on October 11, 1939, and recorded in Volume 216, page 57, on November 22, 1939, in the Office of Register of Deeds for Greenville County.

Both the above parcels or tracts of land, being as shown by a plat made by W. J. Riddle, Surveyor, dated March 28, 1922.

This being that same piece of property conveyed to Silas M. & Carrie Stone Cooley by J. Ligon Simpson in his deed dated October 2, 1941 and recorded in Vol. 238 at Page 64 by R.M.O. for Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, 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 if 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.