

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

RCOR 932 Part 279

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W.A. Pridmore

(hereinafter referred to as Mortgagor) is well and truly indebted unto Claude Cooley

(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 Three Thousand and no/100

Dollars (\$3,000.00) due and payable

at the rate of Fifty (\$50.00) Dollars per month, payable on or before the 1st of each month, beginning October 1st, 1963, and continuing until paid in full, payable to the credit of the mortgagee at the South Carolina National Bank, of Greenville, South Carolina (San Souci Branch); with full right to the mortgagor to anticipate any and all payments,

with interest thereon from date at the rate of 5% 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, S.C., and in Greenville Township, on the Northwest side of Furman Road (sometimes referred to as Perry Road), known and designated as Lot No. 51, of the subdivision known as "San Souci Villa", plat recorded in the RMC Office for Greenville County, S.C. in Plat Book "A" at page 510, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, 121 feet from the Northwest intersection of Furman Road and Young Street, joint corner of Lots Nos. 50 and 51, and running thence with the joint line of said lots, N. 57-25 E. 180 feet to an iron pin, rear joint corner of said lots; thence N. 13-30 E. 61 feet and 8 inches to an iron pin, rear joint corner of Lots Nos. 51 and 52; thence along the joint line of said lots, S. 57-25 E. 182 feet and 6 inches to an iron pin in line of Furman Road (sometimes referred to as Perry Road); thence along the Northwestern side of said Furman (or Perry) Road, S. 16-00 E. 60 feet and 6 inches to the point of beginning; being the same lot of land conveyed to Claude Cooley by Clare D. Hammett, deed recorded in RMC Office in Deed Book 477, page 287, and conveyed to mortgagor by mortgagee by deed dated this date herewith, not yet recorded.

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.