

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

SEP 9 8 13 AM 1965

MORTGAGE OF REAL ESTATE

BOOK 1007 PAGE 177

OLLIE F. BARNESWORTH
R. M. O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Bennie Gerald Copeland and Sue Taylor Copeland,

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

Louis J. Vaughn

(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 Seven Hundred

Dollars (\$ 700.00) due and payable

in monthly payments of Twenty-five Dollars per month until principal and interest until paid in full.

with interest thereon from date at the rate of 6 per centum per annum, to be paid:

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, Chick Springs Township, located about three miles

northwest from the City of Greer, lying and being on the west side of a new street about 400 feet from State Highway 415, being shown and designated as Lot No. 35 on Plat No. 3 of the Property of P.O. Copeland Estate prepared by H.S. Brockman, Surveyor, Dated August 6th, 1958 and having the following courses and distances:-

BEGINNING on a stake on the western edge of a new street, corner of lots 25 and 36 and running thence with the dividing line of said lots N. 72-10 W. 180.8 feet to stake, rear corner of lots 35 and 36; thence N. 17-36 E. 100 feet to a stake, near corner of lots 34 and 35; thence with dividing line of said lots S. 72-10 W. 180.8 feet # E 181.2 feet to a stake on the west side of said new street; thence therewith S. 17-50 W. 100 feet to the point of beginning and being all of the same lot of land conveyed to us by Louis J. Vaughn by deed of this date.

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.