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BOOK 1118 PAGE 179

US1—FIRST MORTGAGE ON REAL ESTATE

OLLE F. J. SMITH

MORTGAGE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern: I, John R. Cooley,

(hereinafter referred to as Mortgagor) SEND(S) GREETING.

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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 -----
----- Seventeen Thousand & No/100 -----

DOLLARS (\$17,000.00), with interest thereon from date at the rate of seven (7%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, and being all of Lot No. 56 and the southern one-half of Lot No. 55 on plat of PINWOOD ESTATES, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "MM", Page 55, located about three (3) miles west of the City of Greer and north from Chick Springs, and having the following courses and distances, to-wit:

BEGINNING on an iron pin at the joint front corner of Lots Nos. 56 and 57 on plat referred to above, and runs thence with a common line of Lots Nos. 56 and 57, S. 88-05 W. 170 feet to an iron pin on line of property now or formerly owned by Peter H. Wuest; thence with a line of that property, N. 1-55 W. 138 feet to an iron pin; thence a new line which divides Lot #55, N. 88-05 E. 170 feet to an iron pin on the margin of Earlene Drive; thence with a margin of said street, S. 1-55 E. 138 feet to the beginning.

The above described property is all of that conveyed to the mortgagor by deed recorded in the R. M. C. Office for Greenville County in Volume 837, at Page 647, and a portion of that conveyed to the mortgagor by deed recorded in said R. M. C. Office in Book 853, at Page 278.

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

From Mediation Agreement to the Mortgagee See R. C. M. Book 1134 Page 97