

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
MAR 28 1 17 PM '69
OLLIE FARNSWORTH
R. M. C.

BOOK 1121 PAGE 151

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Talmadge C. Cooper and Ada B. Cooper

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

Southern Bank and Trust Company, Piedmont, 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

Nineteen thousand five hundred and no/100----- Dollars (\$ 9,500.00) due and payable

in monthly installments of \$129.50 each, including principal and interest, the first installment being due and payable on May 15, 1969, and a like sum on the corresponding day of each and every calendar month thereafter until the whole of said debt is paid in full,

with interest thereon from date at the rate of 7 per centum per annum, to be paid: monthly

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, lying and being in Rehobeth School District, Grove Township, containing 81/100 of an acre, more or less, and described as follows on plat by J. A. Pickens, Surveyor, June 4, 1955, and described as follows :

BEGINNING at iron pin joint corner of W. C. Hughey and William W. Bryson thence South 26-30 West 141 feet to iron pin joint corner W. C. Hughey and William W. Bryson, thence along line of Bryson line North 49-30 West 214 feet to iron pin, thence North 3-30 West 62 feet 8 inches to pine tree ; thence North 78 East 142 feet to oak tree, thence South 40 East 144 feet to the beginning.

The foregoing land was conveyed to Ada B. Cooper by deed of William W. Bryson June 11, 1955, and recorded in the R. M. C. Office for said County in Deed Book 575, at page 423.

This conveyance by Ada B. Cooper to her husband is made subject to a mortgage given to Laruens Federal Savings and Loan Association, May 31, 1960, securing an indebtedness in the amount of eighty - five hundred and no/100 (\$8,500.00) Dollars, and which is being recorded along with this deed.

Together with all and singular rights, members, herditaments, 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.