

MAY 9 5 03 PM '69

OLLIE FARNSWORTH

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SS:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Maxie Cooper

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

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 **Fourteen Thousand and 00/100 (\$14,000.00) - - - - -**

***** Note**
Seven (7%)
DOLLARS (\$ **14,000.00**), with interest thereon from date at the rate of **Seven (7%)** per centum per annum, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

September 1, 1989

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, Fairview**

Township, containing 4.90 acres, more or less, and having, according to a survey and plat by C. O. Riddle, Surveyor, September 16, 1968, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Neely Ferry Road (iron pin on bank at 30.6 ft.) and running thence N. 49-30 E., by said pin 280 ft. from center of road to iron pin; thence S. 66-32 E., 301.4 ft. to an iron pin in or on bank of Standing Springs Branch; thence by a traverse line in center of Standing Springs Branch and into center of Rocky Creek and down center of Rocky Creek as the line, S. 11-33 W., 142 ft., S. 25-32 W., 200 ft., S. 1-34 W., 133.9 ft., S. 49-06 W., 192 ft., N. 89-57 W., 62.3 ft., N. 28-16 W., 226.2 ft. to a point in center of bridge over Rocky Creek and on Neely Ferry Road; thence along center of said road, N. 8-21 E., 100 ft. to nail; thence still along center of road, N. 30-09 W., 99.9 ft. to the beginning corner.

This is the same property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 857, page 126.

***** Interest Rate is subject to escalation provisions as set forth in Note.**

ACKNOWLEDGED:

Maxie Cooper
Brenda L. B. Cooper