

GREENVILLE CO. S. C.

DEC 14 11 54 AM '70

OLLIE FARNSWORTH

BOOK 1175 PAGE 403

SOUTH CAROLINA

VA Form 26-2000 (Home Loan) Revised August 1968. Use Optional System 1970. Title 26 U.S.C. Assumptible to Federal National Mortgage Association.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS: James Walter Cooper, Jr. and Marilyn Matthews Cooper

Greenville, S. C., hereinafter called the Mortgagor, is indebted to

C. DOUGLAS WILSON & CO.

a corporation organized and existing under the laws of South Carolina, hereinafter

called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Sixteen Thousand and no/100

Dollars (\$ 15,000.00), with interest from date at the rate of eight per centum (8 %) per annum until paid, said principal and interest being payable

at the office of C. Douglas Wilson & Co. in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of One Hundred Seventeen

and 44/100 Dollars (\$ 117.44), commencing on the first day of

February, 1971, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 2001.

Now, Know All Men, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina;

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the northeasterly side of Sutton Drive, near the City of Greenville, South Carolina, being known and designated as a major portion of Lots No. 68 and 69, Block D., Mayfair Estates, as recorded in the RMC Office for Greenville County, S. C. in Plat Book S, at pages 72 and 73 and having according to a more recent survey entitled Property of J. W. Pitts recorded in Plat Book NN, at page 160, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Sutton Drive, said pin being 201.66 feet in a southerly direction from the intersection of Lee Road and running thence with the northeasterly side of Sutton Drive S 17-17 E 66.66 feet to an iron pin; thence N 72-43 E 169.3 feet to an iron pin; thence N 16-09 W 36.7 feet to an iron pin; thence N 29-53 W 30.8 feet to an iron pin; thence S 72-43 W 161.3 feet to an iron pin, the point of beginning.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;