

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1175 PAGE 587

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Silas and Carrie Cooley, of Greenville County

WHEREAS, We, Silas M. and Carrie S. Cooley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Co., Box 8, Williamston, 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

One thousand sixty-four & 16/100 - - - - - Dollars (\$ 1064.16) due and payable

In monthly installments of \$29.56 each beginning Jan. 15, 1971 and continuing for 36 months

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

All that piece, parcel or tract of land, situated, lying and being in Dunklin Township, and the State and County aforesaid more fully described as follows: Beginning at Stone, corner of J. A. Hamby land, and running thence N. 15 E 3.90 to a Stone, thence N 63 1/4 W. 30.77 to a Stone, thence S. 88.20 West 6.25 to a Stone, thence S 4 E 3.19 to a Stone, thence S 66 1/4 E. 34.37 to the beginning corner, and containing sixteen & 95/100 - - - - - acres more or less; also, that other certain tract or piece of land adjoining, and containing five acres more or less, said tract beginning at a Stone at the corner of J. A. Hamby land, thence N 71 3/4 W 13.13 chains to a Stone, thence N. 14 1/2 E 3.88 chains to a Stone, thence S 71 3/4 E. 13.14 chains to a Stone thence S 14 1/2 W 3.88 chains to the beginning corner. All being situated in Dunklin Township, State and County aforesaid, being the same tracts of land conveyed to us by J. Ligon Simpson by his deed dated Oct. 9, 1941, and recorded in the office of the RMC for Greenville County in Book 238, page 84. Less 9.78 acres conveyed to Clyde and Frances Cooley on Feb. 26, 1968, recorded in the office of the RMC for Greenville County in Book 838, at page 610.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 376

SATISFIED AND CANCELLED OF RECORD

9 DAY OF Sept 1971
Oliver Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:35 O'CLOCK P M. NO. 7392