FILED
GREENVILLE CO. S. C.

BOOK 1178 PAGE 33

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JAN 13 3 02 PM '71

OLLIE FARNSWORTH
R.M.C.

**MORTGAGE OF REAL ESTATE**

**TO ALL WHOM THESE PRESENTS MAY CONCERN:**

**WHEREAS,** MARY ALICE S. PITTS

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

**(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 One Hundred Fourteen and 98/100----------
----------**Dollars ($** 1,114.98 **) due and payable**

on or before one (1) year from date hereof

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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, near the City of Greenville, on the north side of Alice Farr Drive, being shown as Lot No. 77 on Plat of Sections 1 and 2 of Western Hills, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, Page 98 and 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Alice Farr Drive at the joint front corner of Lots 76 and 77 and running thence along the line of Lot 76, N. 16-30 W. 175 feet to an iron pin; thence N. 73-30 E. 100 feet to an iron pin; thence with the line of Lot 78, S. 16-30 E. 175 feet to an iron pin on the north side of Alice Farr Drive; thence along Alice Farr Drive, S. 73-30 W. 100 feet to the beginning corner.

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.