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MORTGAGE OF REAL ESTATE—Offices of ~~Low, Thornton, Arnold & Thomas~~ ~~Low, Thornton, Arnold & Thomas~~, Attorneys at Law, Greenville, S. C.
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James C. Cooper and
Judy B. Cooper

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

WHEREAS, the Mortgagor is well and truly indebted unto Beulah O. Clardy

(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 -----

Sixteen Thousand and no/100----- DOLLARS (\$ 16,000.00-),

with interest thereon from date at the rate of seven per centum per annum, said principal and interest to be repaid:

in monthly installments of \$143.82 each, commencing on February 1, 1971, and continuing on the 1st day of each month thereafter until paid in full, including principal and interest, said payments to be applied first to the payment of interest and the balance to principal.

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, Grove Township, containing .58 acre, more or less, and having the following metes and bounds:

Beginning at W. T. Smith's corner of U. S. Highway No. 29, and running thence along center of said highway toward Greenville, S. C., 100.32 feet; thence along line of property of Simpson, N 75-1/2 E 216.48 feet from a corner in the center of the aforesaid Highway to the corner, an iron stake in the center of P & N Railroad track; thence along center of said railroad track, toward Pelzer, S. C., 159.72 feet to corner on the W. T. Smith line; thence with the property line of said W. T. Smith 190.08 feet to the point of beginning in the above named Highway, and being part of Lot No. 2, as shown by deed of J. E. Richy to R.L. Simpson recorded in Deed Book 50 at page 4.

This property is subject to a P & N Railway right-of-way 57½ feet in width.

This is the same property conveyed to the mortgagors by the mortgagee by deed to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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