

FILED 185 PAGE 631
GREENVILLE CO. S. C.

APR 6 4 25 PM '71

OLLIE-FARNSWORTH
R.M.C.

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: **JOHN R. COOLEY**

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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

TWENTY THREE THOUSAND SIX HUNDRED AND NO/100 -----
DOLLARS (\$ 23,600.00), with interest thereon from date at the rate of **eight (8%)**-----
per centum per annum, said principal and interest to be repaid 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;

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 in Chick Springs Township, near the City of Greer, being known and designated as Lot No. 124 on a plat of Belmont Heights, Section 1 and 2, prepared by Dalton & Neves, Engineers, dated July 1970 and recorded in Plat Book QQ at pages 160 and 161 in the RMC Office for Greenville County. Said lot fronts on the southeasterly side of Taylor Road a distance of 114.8 feet.

LESS, HOWEVER, a small triangular shaped portion of the aforesaid lot 124 which is described as follows:

BEGINNING at an iron pin on the easterly side of Montclair Drive, joint front corner of Lot 123 and 124 and running thence with the joint line of said lots in an easterly direction 223.8 feet to an iron pin; thence along the rear line of Lot No. 124, 20 feet in a northerly direction to a point; thence in a westerly direction to the point of beginning.

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.

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