

FILED 1188 PAGE 607
GREENVILLE S.C.

APR 30 12 57 PM '71

OLLIE FARNSWORTH
R.H.C.

MORTGAGE

STATE OF SOUTH CAROLINA }
County of Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Mary Melissa A. Cooper

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

WHEREAS, the Mortgagor is well and truly indebted unto WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, (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 FIFTEEN THOUSAND and no/100---

DOLLARS (\$15,000.00), with interest thereon from date at the rate as specified in said note, said principal and interest to be repaid as therein stated, said note provides that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of May 1986, 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 to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the East side of S. C. Highway no. 14, about five miles North of Simpsonville, in Austin Township, containing in the aggregate Fourteen and 94/100 (14.94) acres, more or less, and being known and designated as the 12.18 acre lot, the .16 of an acre lot, and the 2.6 acre lot as shown on plat prepared of the Mary M. Austin property by W. J. Riddle, Surveyor, dated May, 1951 and which plat was revised June 14, 1961, and which revised plat has been recorded in the R. M. C. Office for said County in Plat Book WW, page 107, and having the following courses and distances, to-wit: Beginning at a point in said highway and running thence N.76-45 E. 407 feet to an Iron Pin, thence S.60-45 E.567 feet to an Iron Pin, thence S.5-53 E.1518 feet to Gilder Creek, thence up and with the meanderings of said creek S.60-45 W.111 feet and S.64-25 W.32 feet to a point, thence N.13-40 W.1300 feet, more or less, to the Southernly property line of the 12.18 acre tract as shown on the above mentioned revised plat, thence N.60-45 W.295.3 feet to an Iron Pin, thence N.82-36 W.484.3 feet (Iron Pin back on line at 15 feet) to a point in said highway, thence with said highway N.24-15 E.155.3 feet and N.22-00 E. 154 feet to the beginning point. This being a part of the property which was conveyed to Mary M. Austin by W. T. Austin by deed recorded in the R. M. C. Office for said County in Deed Book 114, page 540. And this being the same three lots described in deed of James W. Austin et al to mortgagor herein dated June 30, 1961 and recorded in said office in Deed Book 677, page 65. See Will of Mary M. Austin filed in Box no. 662, Package no. 30 in the Probate Judge's office for said County. For a more particular description see said revised plat.