



State of South Carolina
County of ~~Anderson~~
GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Wilton Cooley and Emma Sue Cooley, -----

----- of the County and State aforesaid, hereinafter, whether one or more, called the Mortgagor, SEND GREETINGS:

WHEREAS, the Mortgagor in and by a certain promissory note, in writing of even date with these presents is well and truly indebted to THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, of the County and State aforesaid, a body corporate under the laws of the State of South Carolina, in the full and just sum of Twelve Thousand Five Hundred (\$12,500.00) ----- Dollars, with interest at the rate of ----- 7 1/2% ----- per centum per annum, to be repaid in installments of One Hundred One and no/100 ----- (\$101.00 -----) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest has been paid, said monthly payments, to be applied first to the payment of interest, computed and paid monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or upon the breach of any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable; said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same, while past due, be placed in the hands of an attorney for collection, as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, at and before the signing 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 said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, the following described property, to-wit:

All that piece, parcel or lot of land in Dunklin Township, Greenville County, South Carolina, State of South Carolina, lying East of Mountain Creek, waters of Saluda River, and containing Forty-five and Sixty One-hundredths (45.60) acres, more or less, according to a survey made by W. F. Lee in May, 1919, and W. J. Riddle, Surveyor, made in July, 1949, and having the following metes and bounds and courses and distances as shown by said plat, to-wit: BEGINNING at the center of a road and the intersection of Mountain Creek and running thence along the Creek as the line the following courses and distances, as follows: South 24-30 East 675 feet, thence South 59-15 East 834 feet, thence South 49 East 413 feet, thence South 2-30 West 135 feet to a stake in the line of property now or formerly of Dewey Cothran, thence running South 87-30 East 341 feet to a stone in the line of the Grover Chapman and Rosco Cooley property, thence North 21-30 West 2,706 feet to a point in the line of the Pepper property, thence South 83 West 681 feet to a stake at corner of Tract No. 2 in this subdivision and in or near center of said Mountain Creek, thence running along said Creek as the line the following courses and distances: South 20 East 340 feet, thence South 4-30 West 630 feet to the point of beginning in the center of said road and at the intersection of Mountain Creek.

This being the same tract of land conveyed unto Wilton Cooley and Emma Sue Cooley by deed of J. Ralph Poole dated February 18, 1966, of record in the RMC Office for Greenville County, South Carolina, in Deed Book 792, at Page 404.

This is a second mortgage on the above described tract of land, the first mortgage