

5:00 P.M

Saluda Valley Federal Savings & Loan Association

Williamston, South Carolina

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN J. COOLEY

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

WHEREAS, the Mortgagor is well and truly indebted unto SALUDA VALLEY FEDERAL SAVINGS AND LOAN ASSOCIATION OF Williamston, 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 TWELVE THOUSAND EIGHT HUNDRED AND NO/100 -----

DOLLARS (\$ 12,800.00), with interest thereon from date at the rate of eight (8%) per centum per annum, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

December 1, 1990

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, containing 2.63 acres, more or less, as shown on a plat of property of Haskell Milton George, dated February 2, 1961, and recorded in Plat Book, WW, at page 41, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Old Pelzer Road, corner of Clarence George, and running thence N. 75 W., 267.5 feet to an iron pin; thence S. 86-43 W., 257.4 feet to an iron pin; thence N. 5-15 W., 79.5 feet to a branch; thence S. 78-15 W., 29.2 feet along said branch; thence S. 3 E., 25 feet along H. H. Garrison property to an iron pin; thence S. 80 W., 88.8 feet with Garrison property to an iron pin; thence S. 33-45 E., 51 feet to an iron pin; thence S. 2-30 E., 148.5 feet to an iron pin; thence S. 86-48 E., 125 feet to an iron pin; thence S. 87-46 E., 480 feet along the center of driveway to an iron pin on the western side of Old Pelzer Road; thence N. 24-30 E., 139.5 feet to the road to the point of beginning.