

USL—FIRST MORTGAGE ON REAL ESTATE

GREENVILLE CO. S. C.
MAY 23 9 11 AM '70
COMMERCIAL BANKERS
N. B. C.

1289 270

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, William A. Cofer and Carole S. Cofer, (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-SIX THOUSAND AND NO/100 -----
DOLLARS (\$26,000.00 - -), with interest thereon from date at the rate of seven and three-fourths (7 3/4%) 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:

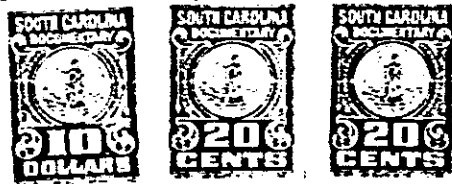
"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greer, on the east side of Taylors Road, being the greater portion of Lot No. 45 as shown on a plat of BELMONT HEIGHTS, Section I, recorded in Plat Book RR, Page 38, R. M. C. Office for Greenville County, and having the following metes and bounds:

BEGINNING at an iron pin on the east side of Taylors Road, joint front corner of Lots Nos. 44 and 45, and running thence as dividing line between said lots, S. 78-00 E. 170.4 feet to an iron pin on line of Lot No. 33; thence with the line of Lots Nos. 33 and 32, N. 8-54 E. 110.3 feet to an iron pin, corner of Lot No. 46; thence as a new line, westerly 160 feet, more or less, to an iron pin on the east side of Taylors Road, new corner, said pin being S. 15-20 W. 9.7 feet from the original joint front corner of Lots Nos. 45 and 46; thence with the east side of said road, S. 15-20 W. 110.3 feet to the beginning.

This property is subject to restrictive covenants as recorded in Deed Book 660, Page 131, R. M. C. Office for Greenville County.

This being the same property conveyed to mortgagors herein by deed of Waldrop Builders, Inc. 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.



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