

MORTGAGE OF REAL ESTATE—Prepared by **WILKINS & MILKINS**, Attorneys at Law, Greenville, S. C. 300 1302 575

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **WALTER S. RAY, JR.**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **BETTY R. COOLEY**

(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 FIVE THOUSAND** ----- Dollars (\$ 25,000.00) due and payable  
**\$179.12** on the 1st day of **April**, 1974 and a like amount on the first  
day of each and every month thereafter until the entire principal sum is  
paid in full; said installments to be applied first in payment of interest  
and balance to principal  
with interest thereon from date at the rate of **6%** per centum per annum, to be paid: **monthly**

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 purposes:

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, the Mortgagee's heirs, 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 the city of **Greenville**, on the north-east side of **Longview Terrace**, and being shown as all of **Lot No. 43** on plat of **Forest Heights**, which plat is recorded in the RMC Office for **Greenville County, S. C.** in **Plat Book P** at page **71**, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of **Longview Terrace**, at the joint front corner of **Lots 43-A and 43**, and which point is **952 feet** southeast of the intersection of **Longview Terrace** with **East Faris Road**; thence along line of **Lot 43-A N. 48-04 E. 121.8 feet** to an iron pin; thence **S. 30-20 E. 90 feet** to an iron pin at rear corner of **Lot 42**; thence with the line of **Lot 42, S. 54-42 W. 114.5 feet** to an iron pin on the northeast side of **Longview Terrace**; thence with the northeast side of said street, **N. 35-18 W. 75 feet** to the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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