

GREENVILLE, CO. S. C.
1999

BOOK 1306 PAGE 235

United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Marvin O. Cooper and Mabel E. Cooper

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

WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 Thirty-Four Thousand, Eight Hundred and 00/100-----

DOLLARS (\$ 34,800.00), with interest thereon from date at the rate of 8-3/4 * Note 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.

August 1, 1999

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, in the Town of Mauldin, being known and designated as Lot 114 on a Plat of Forrester Woods, Section II., prepared by R. B. Bruce, Surveyor, dated March 17, 1973, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-X, Page 64, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western edge of Crape Myrtle Court, at the joint front corners of Lots 114 and 115 and running thence with the joint line of said Lots, N. 78-47 W., 150 ft.; thence N. 11-13 E., 110 ft. to an iron pin on the Southern edge of Royal Oak Road; thence with the Southern edge of Royal Oak Road, S. 78-47 E., 125 ft. to an iron pin at the intersection of Royal Oak Road and Crape Myrtle Court; thence with the curve of said intersection, S. 33-47 E., 35.4 ft. to an iron pin on the Western edge of Crape Myrtle Court; thence with the western edge of Crape Myrtle Court, S. 11-13 W., 85 ft. to an iron pin being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Y B Developers, Inc., to be recorded of even date herewith.

* Interest rate is subject to escalation provisions as set forth in Note.

ACKNOWLEDGED:

Marvin O. Cooper
Mabel E. Cooper



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