

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1330 PAGE 181

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, VERNON R. COOPER, LOUISE BELL, HAROLD L. COOPER & MELVIN K. YOUNTS

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PALMETTO BANK

(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

--FIFTY THOUSAND AND NO/100 ----- Dollars (\$ 50,000.00--) due and payable
 in eighty-three (83) monthly payments of Eight Hundred Seven and 73/100 (\$807.73)
 Dollars and one (1) final payment of Eight Hundred Eight and 05/100 (\$808.05)
 Dollars, commencing on February 10, 1975 and payable on a like day thereafter
 until paid in full, with payments applied first to interest and balance to
 principal

with interest thereon from date at the rate of Nine (9%) 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:

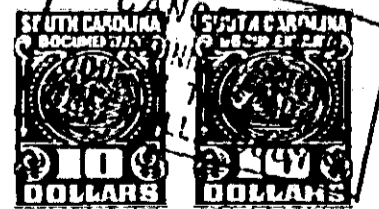
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, 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, Town of Fountain Inn, containing 1.22 acres in accordance with a plat made by Montgomery Surveying Company, entitled "Property of Ft. Inn Warehouse & Transfer Co., Inc.", which is in error and is actually property of Mortgagors above designated, said plat being dated December, 1974, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the Southern side of Seaboard Coast Line Railroad, formerly Atlantic Coast Line Railroad, and being the Western edge of Duke Power Company power line Right of Way and running thence along said Right of Way S. 30-50 E. 254 feet to an iron pin; thence S. 59-00 W. 199 feet to an iron pin; thence N. 28-07 W. 298.65 feet to an iron pin on said Railroad Right of Way; thence along said Railroad Right of Way N. 72-31 E. 190 feet to an iron pin, being the point of beginning.

Said property also has ingress and egress to Georgia Road of adequate size for tractor, trailer, truck ingress and egress.

Said property being a portion of the property conveyed to the Mortgagors herein by deed recorded in the Office of the RMC for Greenville County in Deed Book 787, at Page 477 and the Estate of Charles T. Bell probated in the Probate Court for Greenville County, whereby his one-fourth (1/4) interest passed to Louise C. Bell.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 it 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.