

1135-851

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

WHEREAS, we, Furman Cooper and Lois H. Cooper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert Alfred Milam

(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-nine thousand and six hundred and seventy**

**and no/100** ----- Dollars (\$ **29,670.00** ) due and payable  
to be paid at the rate of **twenty-nine hundred and sixty-seven dollars**  
**(\$2,967.00)** per year hereafter for a period of ten years; the first payment to  
be due **March 31, 1976**, and the remaining payments to be due on the 31st day of  
each and every **March** thereafter until paid in full; with the right to anticipate  
payment in full at any time without penalty,  
with interest thereon from **this date** at the rate of **eight** per centum per annum, to be paid: **annually**,

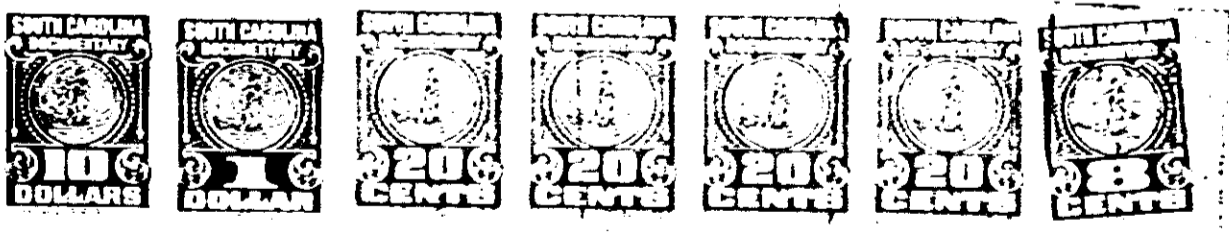
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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**, and in **Butler Township**, located on the **Smith Hinds Road** and being shown and designated as **Tract B** on plat of property of **Furman Cooper**, prepared by **Webb Surveying & Mapping Co.**, **March 24, 1975**; and having the following metes and bounds according to said plat which is recorded in the **R. M. C. Office for Greenville County** in Plat Book **SK**, at page **101**.

**BEGINNING** at an iron/on **Smith Hinds Road** joint corner with **Watson**, and running thence **N. 64-04 W. 714.8** feet to iron pin; thence with line of **Tract A** as shown on said plat, **N. 9-28 E. 587.1** feet to iron pin; thence **S. 87-08 E. 788** feet to iron pin on **Smith Hinds Road**; thence with **Smith Hinds Road**, **S. 15-46 W. 885.7** feet to the beginning corner, and containing **12.42** acres according to said plat.

This is a purchase money mortgage and the above described property was conveyed this date by the mortgagee herein to the mortgagors herein by deed to be recorded herewith.



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 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.

9899

4328 RV-2