

Marion W. Fore, Jr., Attorney at Law, P. O. Box 3852, Greenville, South Carolina 29608

BOOK 1338 PAGE 655

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Harris Dean Cooper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marion W. Fore, Jr.

(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

FIFTEEN THOUSAND AND NO/100-----Dollars (\$ 15,000.00) due and payable as follows: The sum of \$190.02 payable on June 1, 1975, and a like sum payable on the first day of each month thereafter for 120 months until paid in full with privilege to anticipate all or any part of said debt, said payments including

interest thereon from date at the rate of 9 per centum per annum, to be paid:

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

All that piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Piedmont, being known and designated as the Property of Mrs. George Baker and Mrs. Lee McDonald and shown as Lots 1 and 2 on plat made by Albert M. Sanders, Engineer, March 20, 1971 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western edge of the right of way of S.C. Highway No. 20 at the joint front corner of Lots 2 and 3 and running thence along the joint line of said lots, N. 62-22 W., 125.6 feet to a point on the right of way of Southern Railroad; thence with the Railroad right of way, N. 31-38 E., 100.25 feet to an iron pin at the Joint rear corner of Lots 1 and 2; thence continuing with the Railroad right of way, N. 34-40 E., 127.5 feet to a point on a county road; thence with said county road, S. 47-56 E., 106.2 feet to a point in said county road and on the western edge of S.C. Highway No. 20 right of way; thence with said highway right of way, S. 27-38 W., 200 feet to an iron pin, being the point of beginning.

This is a portion of the property conveyed to the mortgagor by Deed of James E. Berger recorded in the RMC Office for Greenville County in Deed Book 1014 at page 633.



5.6.00

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.

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