MORTGAGE OF REAL ESTATE--Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1360 PAGE 349

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, E. CARROLL COOPER AND PATRICIA R. COOPER

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE CITIZENS & SOUTHERN NATIONAL BANK OF SOUTH CAROLINA Specialty Sales Company, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the ~~Mortgage~~ promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Twenty-five Thousand and No/100 Dollars ($ 25,000.00) due and payable

One Hundred and Eighty (180) days from date

with interest thereon from date at the rate of EIGHT (8%) per centum per annum, to be paid: at maturity

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 the building and improvements thereon, situate, lying and being~~

All that certain piece, parcel or lot of land, with the building and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the easterly side of New Perry Road (also known as Duncan Chapel Road), and being more fully described, as follows:

BEGINNING at an iron pin which is located S. 19-58 W. 154.2 feet of an iron pin at the point where the eastern side of New Perry Road intersects with the western side of U. S. Highway 25, and running from such beginning corner along the eastern side of New Perry Road S. 30-30 W. 69.3 feet to an iron pin; thence S. 47-50 E. 122.2 feet to an iron pin; thence N. 36-30 E. 17.5 feet to an iron pin; thence N. 42-23 E. 50.45 feet to an iron pin; thence N. 47-50 W. 134.7 feet to an iron pin located on the eastern side of New Perry Road, the beginning corner.

This is a second mortgage, being junior in lien to that certain real estate mortgage executed by mortgagors to The Peoples National Bank, dated January 30, 1973, recorded in the R.M.C. Office for Greenville County, S. C. in Real Estate Mortgage Book 1265, at Page 261, in the original amount of $12,000.00.

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 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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