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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLECONNIE S. TANKERSLEY  
R.M.C.MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES HOWARD WARDLAW AND MARTHA JEAN WARDLAW

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM J. COOLEY, 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

Two Thousand Seven Hundred Ninety-Four and 97/100 Dollars (\$ 2,794.97 ) due and payable

in installments of One Hundred and no/100 (\$100.00) Dollars per month, said first payment being due on April 1, 1976, and continuing each and every month thereafter until paid in full

with interest thereon from at the rate of 12 per centum per annum, ~~XXXXXX~~

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, in Gantt Township, being shown and designated as Lot No. 210 on a plat of Augusta Acres, Property of Marsmen, Inc., recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book S, Page 201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Jasper Drive, joint corner of Lot Nos. 210 and 211, and running thence with line of Lot No. 211, S. 80-50 E. 199.6 feet to an iron pin; thence with rear line of Lot No. 227, N. 9-10 E. 120 feet to an iron pin, joint corner of Lot Nos. 209 and 210; thence with line of Lot No. 209, N. 80-47 W. 198.8 feet to an iron pin on the East side of Jasper Drive; thence with Jasper Drive, S. 9-30 W. 120 feet to an iron pin, the beginning corner.

This Mortgage is second and junior to that Mortgage held by National Homes Acceptance Corporation.



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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