GREENVILLE CO. S. C.

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MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: JOHN S. COOPER and REBECCA J. COOPER

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST of S.C.

(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 ----------

THREE THOUSAND FIVE HUNDRED NINETY-FOUR DOLLARS AND 90/100----Dollars ($ 3,594.90) including add on interest at the rate of six and one-half (6½%) per cent per annum until paid in full, in monthly installments of $119.83 on the 10th day of August, 1976, and continuing on the 10th day of each month thereafter for 30 months, interest 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, being known and designated as Lot No. 166, Phase I, of Carolina Springs, as shown by plat thereof, prepared by W.R. Williams, Jr., Engineer/Surveyor, dated February 1976, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Westerly edge of Carolina Way, which iron pin is located at the joint front corner of Lots Nos. 165 and 166 and running thence with the joint line of said lots, S. 84-00 W., 232.45 feet to a point; thence N. 6-01 W., 313.2 feet to an iron pin on the Southerly edge of future road; thence with the Southerly edge of future road; N. 84-00 E., 151.5 feet to an iron pin at the intersection of Carolina Way and future road; thence with said intersection S. 54-55 E., 37.69 feet to an iron pin on the Westerly edge of Carolina Way; thence with the Westerly edge of Carolina Way, S. 13-50 E., 59.9 feet to an iron pin; thence continuing with the Westerly edge of Carolina Way, S. 16-59 E., 233.35 feet to the beginning corner, containing according to said plat, 1.45 acres, more or less.

Being the same property conveyed to the mortgagors herein by deed of even date herewith, to be recorded.

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 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.

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