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GREENVILLE CO. S. C.  
FEB 17 11 00 AM '06  
RECORDED

BOOK 1377 PAGE 954

# United Federal Savings and Loan Association

201 Trade Street  
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE } ss:

## MORTGAGE Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
MARVIN O. COOPER AND MABEL E. COOPER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:  
WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 Twenty-eight Thousand and No/100

DOLLARS (\$ 28,000.00), with interest thereon from date at the rate of eight & three-quarters per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

February 1, 2006

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, on the northern side of Woodridge Circle, near the town of Simpsonville, being shown as Lot No. 36 on a plat of Windsor Park recorded in Plat Book RR at page 25 and described as follows:

BEGINNING at an iron pin on the northern side of Woodridge Circle at the corner of Lot No. 35 and running thence with the northern side of said Circle N. 76-30 W. 100 feet to an iron pin at the corner of Lot No. 37; thence with the line of said lot N. 13-30 E. 200 feet to an iron pin; thence S. 76-30 E. 100 feet to an iron pin at the corner of Lot No. 35; thence with the line of said lot S. 13-30 W. 200 feet to the beginning corner.

The above property is the same conveyed to the Mortgagors herein by deed of James F. Moore recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 683, at page 467.



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