

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1398 PAGE 987

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Vernon R. Cooper,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Palmetto Bank

(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-six Thousand Three Hundred Thirty-three and 34/100-----Dollars, \$ 26,333.34 due and payable

January 20, 1978,

with interest thereon from date at the rate of _____ 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, on the western side of Garrett Street, being a portion of the 46.84 acres on a plat entitled "Property of D. A. Alberson" dated August 1966, made by C. O. Riddle, R.L.S., and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-P, Page 37, being shown as 30 acres, more or less, on plat entitled "Property of Vernon R. Cooper" dated May 4, 1977 as prepared by C. O. Riddle, R.L.S., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Garrett Street near its intersection with Forest Drive; and running thence with the western side of said Garrett Street S. 10-41 W., 718.0 feet to an iron pin; thence leaving Garrett Street and running N. 79-33 W. 150 feet to an iron pin; thence S. 10-27 W. 100 feet to an iron pin; thence S. 79-33 E. 150 feet to an iron pin on the western side of said Garrett Street; thence with the western side of Garrett Street S. 9-02 W. 80 feet to an iron pin; thence again leaving Garrett Street and running N. 79-33 W. 150 feet to an iron pin; thence N. 60-47 W. 1,437.2 feet to an iron pin near a creek which creek is the property line. Thence along said creek the traverse of which is N. 8-43 W. 35.3 feet; thence N. 28-38 W. 120.8 feet; thence N. 19-27 E. 79.3 feet; thence N. 69-53 E. 29.7 feet; thence N. 4-39 W. 73.4 feet; thence S. 89-37 W. 50.4 feet; thence N. 44-12 W. 55.9 feet; thence N. 72-10 E. 66 feet; thence S. 76-14 E. 108.7 feet; thence N. 2-59 E. 78.4 feet; thence N. 37-14 E. 168.5 feet; thence N. 8-41 W. 114.4 feet; thence S. 74-26 E. 90.3 feet; thence N. 82-52 E. 202.8 feet; thence S. 62-13 E. 86.1 feet to an iron pin; thence leaving said creek and running S. 66-02 E. 897.2 feet to an iron pin; thence S. 65-56 E. 250 feet to the point of beginning on the western side of Garrett Street.

This being the identical property as conveyed to Vernon R. Cooper by deed of Vance B. Drawdy, as Trustee, dated May 26, 1977, to be recorded in the R. M. C. Office for Greenville County, deed of even date to be recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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