

JUN 30 10 13 AM '71

DONNIE S. TANKERSLEY  
R.H.C.

P. O. Box 1268  
Greenville, S. C. 29602

First Mortgage on Real Estate

**MORTGAGE**

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLIAM H. COOPER and MARY E. COOPER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Forty Thousand and no/100ths ----- DOLLARS

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(\$ 40,000.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 30 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 the Town of Simpsonville, on the northwestern side of Bonwood Avenue, being known and designated as Lot No. 156 as shown on a plat entitled POINSETTIA, SECTION NO. 4, made by Piedmont Engineers and Architects, dated June 18, 1971, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-N at page 24, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Bonwood Avenue at the joint front corner of Lots Nos. 155 and 156 and running thence with the common line of said lots, N. 60-49 W., 238.6 feet to an iron pin; thence S. 42-16 W., 112.9 feet to an iron pin; thence S. 57-33 E., 252.87 feet to and iron pin on the northwestern side of Bonwood Avenue; thence with the northwestern side of Bonwood Avenue, N. 38-04 E., 35.2 feet to an iron pin and N. 33-09 E., 89.8 feet to an iron pin, the point of beginning.

ALSO: A strip of land five feet in width off the northeastern side of Lot No. 157 as shown on the above described plat of Poinsettia, Section No. 4, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Bonwood Avenue at the joint front corner of Lots Nos. 156 and 157 and running thence with the common line of said lots, N. 57-33 W., 252.87 feet to an iron pin at the joint rear corner of Lots Nos. 156 and 157; thence along the rear line of Lot 157, S. 40-29 W., five feet to a point; thence along a new line through Lot No. 157, S. 57-33 E., 252 feet to a point on the northwestern side of Bonwood Avenue; thence along the northwestern side of Bonwood Avenue, N. 38-04 E., five feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of David M. Soley and Peggy J. Soley to be recorded herewith. Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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