

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Furman Cooper

hereinafter referred to as Mortgagor) is well and truly indebted unto Frank Ulzer Lumber Co., Inc.

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 seven thousand and no/100 Dollars (\$ 7,000.00) due and payable **six months from this date, with the right to anticipate payment in full at any time before that date,**

with interest thereon from date at the rate of 8-3/4 per centum per annum, to be paid **at maturity**

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, and in the Town of Mauldin, being located on Stoney Creek Drive, and being known and designated as Lot No. 86 as shown on plat of Forrester Woods, Section 7, recorded in the R. M. C. Office for Greenville County in Plat Book 5-P at pages 21 and 22, reference to said plat being hereby made for a more full and complete description.**

This is the same property conveyed to Furman Cooper by deed of W. D. Yarborough dated August 19, 1977, and recorded August 22, 1977 in the R. M. C. Office for Greenville County in Deed Book 1063 at page 185.

This is a second mortgage and junior in lien to that mortgage given by the mortgagor herein to South Carolina Federal Savings and Loan Association in the sum of \$49,600.00, said mortgage being recorded in the R. M. C. Office for Greenville County in Mortgage Book 1407 at page 757.

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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 hereinafove 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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