

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

BOOK 1448 PAGE 746

OCT 31 11 34 AM '17
DANNIE S. TINKERSON
C.L.O.

To All Whom These Presents May Concern:

I, Earl Cooper

SEND GREETING:

WHEREAS, I the said Earl Cooper

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of **Thirteen Thousand and No/100 - - - - - (\$ 13,000.00)** Dollars, with interest from the date hereof at the rate of **nine** per cent (**9 %**) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of **One Hundred Thirty one and 86/100 -**

- - - - - (\$ 131.86) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Earl Cooper

, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor— in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, located near Pleasant Grove Baptist Church, near Greer, S. C. on the Northeast side of Buncombe Road, and being shown and designated as all of Lot number FOUR (4) on plat of Moss O. and Zobebia Black made by W. R. Morrow, Dec. 1952 and recorded in plat book "PF" page 18, Greenville County R. M. C. Office and having the following metes and bounds, to wit:

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BEGINNING at corner of Dillard land and lot No. 4 on the Northeast side of said road and runs thence with the Dillard Line N. 90-10 E., 157.4 feet to corner of lot No. 3 on same line; thence dividing lot no. 3 and 4, S. 19-23 E., 93.8 feet to joint corner of lots 2 and 5; thence S. 82-40 W., 131 feet to an iron pin on said road; thence therewith N. 35-05 W., 100 feet to the beginning corner; LESS HOWEVER that strip of land conveyed to C. W. McClimon by deed recorded in deed book 549 page 399, Greenville County R. M. C. Office

ALSO: That strip of land conveyed to W. Virgil Few by C. W. McClimon by deed recorded in deed book 549 page 398, Greenville County R. M. C. Office, being a small part of lot number FIVE (5) on the above mentioned plat and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of said road (also called Pelham Road) at the joint front corner of lots 4 and 5 on the within mentioned plat and running thence as the common line of said lots N. 82-01 E., 54.4 feet to an iron pin; thence S. 62-57 W., 48.6 feet to an iron pin on the northwest side of said road; thence with the said road N. 36-02 W., 18 feet to the beginning corner. This is the same property conveyed to C. W. McClimon by W. Virgil Few by deed recorded in Deed Book 781 page 411, Greenville County R.M.C. Office.

This is the same property conveyed to me by C. W. McClimon by Deed recorded in the R. M. C. Office for Greenville County. Recorded Nov. 1, 1965 in deed book 785 page 269.

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