

Mortgagee's Address: Rt. 5, Simpsonville, S. C. 29681

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Waller, Todd & Mann, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

CONNIE S. TAMPERLEY
R.M.C.

WHEREAS, AILENE P. PICKNEY

hereinafter referred to as Mortgagee is well and truly indebted unto RENZIE L. COOPER, JR.

hereinafter referred to as Mortgagor 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

Five Thousand Five Hundred and 00/100-----Dollars (\$5,500.00)----- due and payable

on the 12 day of August, 1979,

with interest thereon from date at the rate of eight (8%) 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 Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, the Mortgagee's heirs, 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 being known and designated as Tracts Nos. 2 and 3, according to a plat entitled "Property of Renzie L. Cooper" by C. O. Riddle, dated February, 1976, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in Jones Mill Road at the joint front corner of Lots 3 and 4 and running thence with the line of Lot 4, S. 37-43 E. 532.1 feet to a point; thence S. 52-05 W. 489.6 feet to an iron pin in the joint rear corner of Lots 1 and 2; thence with the line of Lot 1, N. 37-43 W. 533.9 feet to a point in Jones Mill Road; thence with Jones Mill Road, N. 52-17 E. 489.6 feet to the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of Renzie L. Cooper, Jr., said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1696 at Page 267.

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 due thereon, 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 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee further covenants to warrant and defend, defend, defend and defend the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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