

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PLAT '79
SHERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. C. COOPER

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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 EIGHT THOUSAND ----- Dollars (\$ 28,000.00) due and payable
in accordance with, and as evidenced by promissory note of even date herewith

with interest thereon from _____ 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:

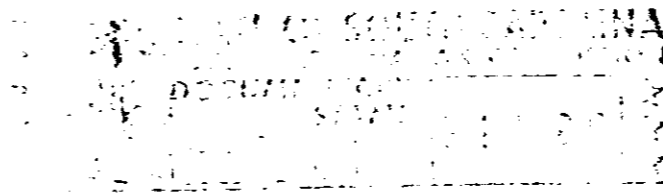
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, 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, on the westerly side of Main Street in the Town of Piedmont, being shown and designated as Lots 1 and 2 on a plat of PROPERTY OF PIEDMONT MFG. CO., made by Dalton & Neves, dated April 1950, recorded in the RMC Office for Greenville County, in Plat Book Z at page 11, and having, according to said plat the following metes and bounds:

Beginning at a point on the westerly side of Main Street opposite the center of an 18 inch party wall, which point is at the joint front corner of Lots 2 and 3, and running thence along the common line of said Lots and the center of said 18 inch party wall, N. 55-53 W. 110.9 feet to a point on the westerly edge of the westerly wall of the building located on lots 1 and 2; thence continuing along the common line of said Lots N. 55-53 W. 8 feet to a point at the joint rear corner of Lots 2 and 3; thence S. 34-08 W. 61.45 feet to an iron pin; thence S. 56-00 E. 118.9 feet to an iron pin on the westerly side of Main Street; thence along the westerly side of Main Street, N. 34-08 E. 61.25 feet to the point of beginning.

For derivation of title see deeds to T. C. Cooper as follows:

- (1) From Robert Clyde Rigdon vol. 1033 page 784 rec 3/29/76
 - (2) From Camilla R. Poteet vol. 1033 page 786 rec 3/29/76
 - (3) From Richard L. Rigdon vol. 1033 page 787 rec 3/29/76
 - (4) From Bertie R. Webb vol. 1033 page 785 rec 3/29/76
- of the RMC Office for Greenville County, S. C.



Mortgagor's address:
PO Box 189
Piedmont, S. C. 29673

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 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 is 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.

0879

4328 RV-2