

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Audrey and Lloyd David Cooley, Jr. (hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Discount Company, Inc., Mauldin Square, Mauldin, South Carolina 29662

(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 Twelve Thousand Eight Hundred Forty-Six and 24/100 Dollars (\$12,846.24) due and payable in Eighty-Four (84) equal installments of Two Hundred Seventy and No/100 Dollars (\$270.00), the first installment being due on the 23 day of Feb, 19 80, and the final installment being due on the 23 day of Jan, 19 87.

with interest thereon from date at the rate of Eighteen (18) 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 and 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

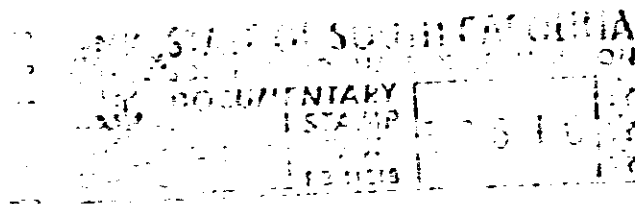
All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northern side of Rockvale Drive and being known and designated as Lot No.8 of a subdivision of the Property T. T. Thomas and Jenny E. Thomas as shown on a plat prepared by Jones and Sutherland Engineers, March 15, 1959 and recorded in the RMC Office for Greenville County in Plat Book 00 at Page 409 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property as that conveyed to the Grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 955 at Page 54.

Original Grantor: G&L Builders Deed Dated 9/4/75

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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 of all 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 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.

4. M. C. I.

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