

STATE OF SOUTH CAROLINA } 12 20 PM '80  
COUNTY OF GREENVILLE } DONALD W. WYERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Louis F. Cooke, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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 Nine Thousand Four Hundred Seventy-Four and

00/100----- Dollars (\$ 9,474.00 ) due and payable  
Sixty (60) monthly installments of One Hundred Fifty-Seven and 90/100  
(\$157.90) Dollars each until paid in full, the first installment being  
due on April 8, 1980

with interest thereon from date at the rate of 14.99 per centum per annum, to be paid monthly

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, in Bates Township, containing 2.75 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at corner of land of Etta Miles on Thomas Bowen Estate line 420 feet from the center of the White Horse Road, S. 74-45 E. at an iron pin by twin poplars in a ditch, and running thence with the Miles property line, N. 68-0 E. 568 feet to an iron pin by sweet gum at a ditch on Lee Oneal property line; thence with Oneal line, S. 7-10 W. 200 feet to a stone corner and iron pin by spring branch; thence with Oneal line, S. 84-54 E. 684 feet to a stone corner by old road; thence with property line of Thomas Bowen Estate, S. 86-53 W. 923 feet to a stone and iron pipe; thence N. 74-45 W. 276 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by Deed of Louis F. Cooke, Sr., which Deed was recorded on October 4, 1965, in the RMC Office for Greenville County in Deed Book 783-368; and also by Deed of Vera E. Cooke wherein Ms. Cooke conveyed all her right, title and interest in and to the subject property to Louis F. Cooke, Jr., which Deed was recorded on November 30, 1976, in the RMC Office for Greenville County in Deed Book 1047-43.

The Mortgagee's mailing address is P. O. Box 544, Travelers Rest, S. C. 29690

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA  
THIS 12TH DAY OF DECEMBER 1980  
DONALD W. WYERSLEY  
R.M.C.

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 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.

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