

State of South Carolina

1507-174

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 2 day of July 19 80

by Harris D. Cooper and Mary M. Cooper

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, S. C. 29602

WITNESSETH

THAT WHEREAS, Harris D. Cooper and Mary M. Cooper is indebted to Mortgagee in the maximum principal sum of Five Thousand, Three Hundred, Eighty-Four, and 27/100 Dollars (\$ 5,384.27 ) which indebtedness is evidenced by the Note of Harris D. Cooper and Mary M. Cooper of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is five years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 5,384.27 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina on the eastern side of East Belvedere Road and being known and designated as Lot No. 19 as shown on plat of South Forest Estate recorded in the R.M.C. Office for Greenville County in Plat Book GG, Page 181, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of East Belvedere Road at the joint front corner of Lots 19 and 20 and running thence with the joint line of said lots N- 84-41 E. 125 feet to an iron pin; thence S. 5-19 E. 90 feet to an iron pin; thence with the joint line of Lots 18 and 19 S. 84-41 W. 125 feet to an iron pin on the eastern side of said road N. 5-19 W. 90 feet to an iron pin at the point of beginning.

This is the same property conveyed to the grantors herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 930, Page 363, dated November 22, 1971, R. Allen Hawkins.

This property is conveyed to easements, restrictions and rights-of-way of record.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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