

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

1511 789

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
AUG 19 2 42 PM '80
DONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, I, WOODROE W. COOPER

(hereinafter referred to as Mortgagor) is well and truly indebted unto ESTHER T. BRINKMEIER

(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

Five Thousand Seven Hundred and no/100----- Dollars (\$5,700.00) due and payable in sixty (60) equal monthly installments of \$95.00 beginning September 15, 1980 and continuing on the 15th day of each and every month thereafter, with the entire balance due on August 15, 1985.

Interest has been computed at the rate of 11 3/4% and added to the principal.

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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, being known and designated as Lot No. 195, D Street, as shown on plat of F. W. POE MANUFACTURING COMPANY, Sec. 1, recorded in the RMC Office for Greenville County in plat book Y on pages 26-31, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of "D" Street at the joint front corner of Lots 195 & 197 and running thence with the line of Lot 197, N. 40-57 W. 107.7 feet to an iron pin at the joint rear corner of Lot No. 194; thence with the line of Lot No. 194, N. 48-50 E. 51.2 feet to an iron pin in the line of Lot No. 198; thence S. 47-25 E. 37.5 feet to an iron pin on the west side of "D" Street; thence with the west side of said street S. 0-46 W. 13 feet to an iron pin in a bend; thence continuing S. 34-28 W. 43 feet along said street to the point of beginning.

This is the same lot conveyed to the mortgagor herein by William H. Parker and Helen D. Parker by deed dated May 29, 1979 and recorded May 30, 1979 in deed volume 1103 at page 616 in the RMC Office for Greenville County, S. C.

MORTGAGEE'S ADDRESS:
18 Jarrett Street
Asheville, NC 28806

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
02.28
REGISTERED
FEB 1980

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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