

115 Broadus Ave. Greenville, S.C. FILED
GREENVILLE CO. S. C.

1020 4118

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

OCT 15 11 16 AM '80
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNE SANDERSLEY
R.M.C.

WHEREAS, Roscoe J. Breazeale,

(hereinafter referred to as Mortgagor) is well and truly indebted unto George M. Cooley and Doris J. Cooley

(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 Fifteen Thousand

----- Dollars (\$ 15,000.00) due and payable
monthly at the rate of \$ 170.49 per month beginning on November 1, 1980,
and a like amount each and every month until paid in full, payments to be
applied first to interest and the balance to principal

with interest thereon from _____ date _____ at the rate of 11% per centum per annum, to be paid: monthly

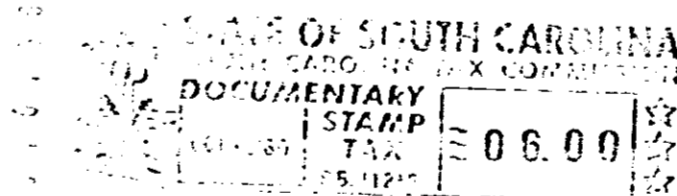
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, bounded by Talley Street, Goldsmith Street and Loom Street in the Park Place Community and being described as follows:

BEGINNING at an iron pin on the southerly side of Talley Street which iron pin is 143.6 feet from an iron pin at the southwest corner of the intersection of Talley Street and Hammett Street, and running thence along the southerly side of Talley Street N. 68-30 W. 440 feet to an iron pin at the corner of Goldsmith Street; thence along Goldsmith Street S. 21-30 W. 190 feet to an iron pin on the northerly side of Loom Street; thence along the northerly side of Loom Street S. 68-30 E. 433 feet to an iron pin; thence N. 25-20 E. 100 feet to a point; thence N. 21-30 E. 90 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of even date.



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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 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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