

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR-11 FILED
OCT 15 11 PH '80
J. BANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1520 PAGE 706

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOE F. COPELAND and RITA V. COPELAND

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER

(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, ONE HUNDRED AND NO/100-----Dollars (\$ 9,100.00----) due and payable

in 72 monthly installments for principal and interest of \$164.05 each beginning November 14, 1980, which if not paid sooner, the final payment shall be due October 14, 1986.

with interest thereon from date at the rate of 9% per centum per annum, to be paid: as stated above.

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, Chick Springs Township, located about one-half mile West of the Fairview Baptist Church and about one mile West of the City of Greer, lying on the North side of the Suber Road, being shown on a plat of property made for Joe and Rita Copeland by John A. Simmons, Surveyor, dated August 7, 1969, and having the following courses and distances:

BEGINNING on a nail in the center of the Suber Road, corner with the Gaines W. Copeland land, the southwestern corner of the lot conveyed herein, and runs thence with the Copeland line, N. 35-39 E. 363 feet to an iron pin and pine stump; thence N. 66-04 E. 150 feet to an iron pin(new corner); thence the new line, S. 14-32 W. 409 feet to a nail in the center of the Suber Road (iron pin on north bank thereof at 22 feet); thence along and with the center of said road, N. 80-47 W. 249 feet to the beginning, containing 1.48 acres, more or less, and being a portion of that tract conveyed to Murphree C. Donnan by John T. Stokes, et al.

Subject to any outstanding rights-of-way for highway purposes and any other easements or rights-of-way of record.

DERIVATION: See Deed of Murphree C. Donnan dated August 11, 1969 and recorded in Deed Book 874, Page 218.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
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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 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.

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