

MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

Mortgagee's Address:
141 Raymond Drive
Hampton, Virginia 23666

WHEREAS, I, ^{FILED} JOHN C. COOPER, S. C.

(hereinafter referred to as Mortgagor) ^{FILED} ~~is well and truly~~ indebted unto WADE EDWIN CASON, JR.,

^{DO NOT} ANNERSLEY

(hereinafter referred to as Mortgagee) ^{M.C.} 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 Twenty-Seven Thousand and No/100 -----

Dollars (\$ 27,000.00-) due and payable

in three (3) annual installments as follows: First Installment of \$2,700.00 to be paid October 1, 1982, Second Installment of \$2,700.00 to be paid October 1, 1983, and Third Installment of \$21,600.00 to be paid October 1, 1984;

with interest thereon from date at the rate of twelve (12) per centum per annum, to be paid: annually with Principal payment.

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~~

All that certain piece, parcel of tract of land situate, lying and being in Greenville County, State of South Carolina, containing 20.36 acres as shown on plat entitled "Property of Mary M. Cason", dated October 24, 1974, revised November 8, 1974, prepared by Carolina Surveying Company, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of U.S. Highway 25 (Augusta Road), which point is located N. 78-57 W. 28.3 feet from an iron pin on the southeastern edge of said road and running thence N. 78-57 W. 961.3 feet to an iron pin; thence S. 76-19 W. 1334.7 feet to an iron pin in the line of property now or formerly of James R. Mann; thence S. 14-23 W. 302.6 feet to an old iron pin; thence N. 77-30 W. 1324.5 feet to an old iron pin; thence S. 58-30 W. 1124.6 feet to an old iron pin in the center of U. S. Highway 25 (Augusta Road) 38.5 feet from an iron pin on the southeastern edge of U. S. Highway 25; thence N. 6-58 E. 728.55 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Wade Edwin Cason, Jr., to be herewith recorded.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
NOV 24 1981
RECORDED

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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