

Mortgagee Address: 639 Congaree Road  
Greenville, SC 29607

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

1337 636

WHEREAS, JERRY D. COOPER and JANET F. COOPER

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. A. FISHER, JR.,

(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 FORTY THOUSAND AND NO/100-----

Dollars (\$ 40,000.00 ) due and payable

In One Hundred Eighty (180) consecutive equal monthly installments in the amount of Four Hundred Twenty Nine and 86/100---(\$429.86) Dollars, inclusive of principal and the accrued interest thereon; said payments to commence on the First day of May, 1984, and continue on like day and in like amount until the indebtedness and all interest be paid in full, which in any event shall be on or before the First day of April, 1999.  
with interest thereon from DATE at the rate of TEN (10%) per centum per annum, to be paid:

MONTHLY AS ABOVE STATED

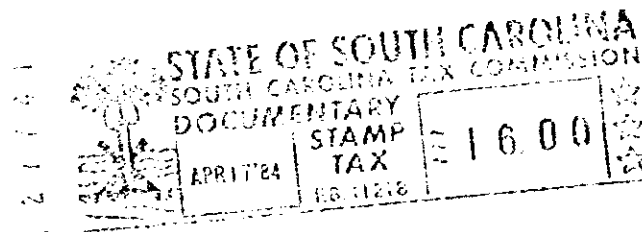
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Fairview Township, being a portion of the property shown on plat entitled "Property of David D. Stewart" as recorded in the RMC Office for Greenville County, SC, in plat book UU at Page 150, and containing 30.292 acres, more or less.

This being a portion of the property conveyed to mortgagors herein by deed of Robert R. Dempsey and Linda C. Dempsey dated March 25, 1981, and recorded in the RMC Office for Greenville County, SC, in Deed Book 1145 at Page 168 on March 27, 1981.

A 14.308 acre portion of the original conveyance from Dempsey to Cooper having been taken under Condemnation by the Rabon Creek Watershed Conservation District in September, 1982, and a 5.0 acre portion having been conveyed by Mortgagors herein to Richard E. Wood and Rebecca W. Wood by deed dated April 9, 1984, and recorded in the RMC Office for Greenville County, SC, of even date herewith.



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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 is 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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