

FILED TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE

JUL 7 9 22 AM '84

WHEREAS, MAXIE LEE COOPER, DONOR, GREENVILLE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BANK OF TRAVELERS REST of GREENVILLE, SOUTH CAROLINA,

(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 TEN THOUSAND

Dollars (\$ 10,000.00) due and payable in sixty (60) monthly payments of Two Hundred, thirty-one dollars and forty-three cents (\$231.43) each, commencing on July 15, 1984, or at the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises, or if the title thereto shall become vested in any other party, with interest thereon from July 15, 1984 at the rate of 14.00 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, and being more particularly described as Lot 99, Section 1, as shown on a plat entitled "Subdivision of Village Houses, F.W. Poe, Mfg. Co., Greenville, S.C.", made by Dalton and Neves, July 1950, and recorded in the R.M.C. Office for Greenville County in plat book Y at pages 26-31, inclusive. According to said plat, the within described lot is also known as No. 15, Third Avenue and fronts thereon 85 feet."

This is the same property conveyed to Mortgagor by deed of Mable Reays Amick in deed book 1026 at page 530, filed in the Greenville County R.M.C. Office on October 30, 1975 and dated October 20, 1975.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
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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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