

P.O. Box 3528
Greenville, SC 29602
First Citizens

PLEASE MAIL TO
LAW OFFICES OF
DONALD L. VAN RIPER
SUITE 8, WILLIAMS AT NORTH BUILDING
700 EAST NORTH STREET
GREENVILLE, SOUTH CAROLINA 29601

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
NOV 16 1984)
MORTGAGE OF REAL ESTATE)

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WHEREAS, John S. Cooper and Rebecca J. Cooper (hereinafter referred to as Mortgagor) may, from time to time become well and truly indebted unto First Citizens Bank and Trust Company of S.C., (hereinafter referred to as Mortgagee) due to advances under letters of credit which may be issued at the request of the Mortgagors, and whereas the Mortgagors are desirous of granting an assurance, by this mortgage, that the mortgagee shall have recourse against the below described property for amounts not exceeding of \$75,000.00 plus interest which may accrue on said letters of credit;

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:

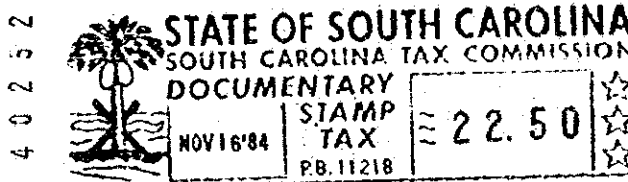
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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:

5 "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, being known and designated as Lot No. 166, Phase I. of CAROLINA SPRINGS, as shown by plat thereof, prepared, by W. R. Williams, Jr., Engineer/Surveyor, dated February 1976, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Westerly edge of Carolina Way, which iron pin is located at the joint front corner of Lots Nos. 165 and 166 and running thence with the joint line of said lots, S. 84-00 W., 232.45 feet to a point; thence N. 6-01 W., 313.2 feet to an iron pin on the Southerly edge of future road; thence with the Southerly edge of future road, N. 84-00 E., 151.5 feet to an iron pin at the intersection of Carolina Way and future road; thence with said intersection S. 54-55 E., 37.69 feet to an iron pin on the Westerly edge of Carolina Way; thence with the Westerly

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