

STATE OF SOUTH CAROLINA )  
County of GREENVILLE )

MORTGAGE OF REAL ESTATE

VOL 1694 PAGE 987

This MORTGAGE is dated DECEMBER 17, 1984

The "MORTGAGOR" referred to in this Mortgage is CHARLES ALLEN COOPER, JR. and PATTI G. COOPER

The "MORTGAGEE" is Greenville National Bank, P.O. Box 17666, Greenville, South Carolina, 29606

The "NOTE" is a note from CHARLES ALLEN COOPER, JR. and PATTI G. COOPER

to Mortgagee in the amount of \$ 75,000.00, dated 12/17 1984

The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is 12/20 1987. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 75,000.00

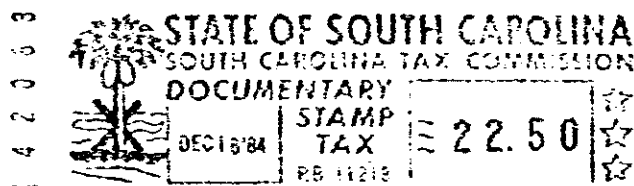
plus interest, attorney's fees, and court costs incurred in collection of amounts due hereunder, expenditures by Mortgagee under paragraph 5 below, and advances by Mortgagee under paragraph 10 below. Interest due pursuant to the Note will accrue daily, and will be paid

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any future advances made under paragraph 13 below; (c) expenditures by Mortgagee under paragraph 5 below; (d) any advances of funds by Mortgagee under paragraph 10 below; and (e) attorney's fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property (hereinafter referred to as the "Property"):

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the eastern turnaround of Rosemary Lane and being known and designated as Lot No. 5, Revision of Lots, 31, 32 and 33 of ROSEDALE Subdivision, and recorded in the RMC Office for Greenville County, S.C. in Plat Book WW, at Page 60, said plat being hereby craved for a metes and bounds description thereof.

This is the identical property conveyed to the Mortgagors herein by deed of E. F. Cunningham and Rose M. Cunningham, dated October 15, 1969, and recorded in the RMC Office for Greenville County, S.C. in Deed Book 877, at Page 522 on October 16, 1969.

Mortgagor agrees that a default under that certain note of U.S. Tub and Spas, Inc., dated December 4, 1984, in the original principal sum of \$50,000.00, shall constitute a default under the note secured by the within mortgage.



TOGETHER with all and singular the rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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