

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern

Whereas: We, John F. Cooper and Grace Cooper,

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. J. Vaughn,

(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 Six Hundred Fifty and No/100-----  
-----Dollars (\$650.00 ) due and payable

one (1) year from date

with interest thereon from date at the rate of six (6) per centum per annum to be paid: one year from date.

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 tract or parcels of land situate in Greenville County, S. C., containing 2.09 acres and beginning at an iron pin on the western shoulder of the county road 40 ft. from the front corner of the R. L. Martin Estate and running thence N. 61-45 W. 141.8 ft. to an iron pin; thence S. 54-14 W. 320.6 ft. to an iron pin; thence S. 60-58 E. 419.6 ft. to an iron pin in the center of the county road; thence running along the center of the county road N. 16-53 E. 73.1 ft.; thence continuing along the center of the road N. 4-20 W. 120.9 ft.; thence N. 2-45 E. 132.9 ft. to the beginning point.~~

ALL that piece, parcel or tract of land situate in Greenville County, S. C., Fairview Township near Old Hopewell School Building and on the western side of a county road known as Richardson Road and being shown as two tracts on a plat entitled property of Almeade D. Martin prepared by C. O. Riddle, Surveyor, December, 1958, and revised June 11, 1959, and revised March 31, 1960, and recorded in the R. M. C. Office for Greenville County in Plat Book , Page and according to said plat having the following descriptions:

One tract containing 2.09 acres and beginning at an iron pin on the western shoulder of the county road 40 ft. from the front corner of the R. L. Martin Estate and running thence N. 61-45 W. 141.8 ft. to an iron pin; thence S. 54-14 W. 320.6 ft. to an iron pin; thence S. 60-58 E. 419.6 ft. to an iron pin in the center of the county road; thence running along the center of the county road N. 16-53 E. 73.1 ft.; thence continuing along the center of the road N. 4-20 W. 120.9 ft.; thence N. 2-45 E. 132.9 ft. to the beginning point.

ALSO a tract containing 3.36 acres beginning at an iron pin in the center of the county road at the joint front corner with a 0.43 acre tract and running thence N. 59-37 W. 107.3 ft. to an iron pin; thence N. 31-46 E. 162.1 ft. to an iron pin; thence N. 60-58 W. 306.1 ft. to an iron pin; thence S. 54-14 W. 434.9 ft. to an iron pin; thence S. 61-45 E. 271.3 ft. to an point in the center of county road; thence along the center of the road N. 82-38 E. 100 ft.; thence S. 85-36 E. 182.9 ft.; thence N. 82-33 E. 56.8 ft.; thence N. 54-36 E. 62.3 ft. to the beginning point.

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.

*Paid in full 9-27-63*  
*L. J. Vaughn*

*Witness: L. J. Vaughn, Jr.*  
*L. J. Vaughn, Jr.*

FILED  
GREENVILLE CO. S.C.  
1 11 PM '63  
NOLLE FAYENSWORTH  
R. M. C.

SATISFIED  
25  
R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C.  
AT 11:00 A.M. OCT. 15, 1963