

GREENVILLE CO. S. C.

APR 7 9 59 AM '69

BOOK 1122 PAGE 14

OLLIE FARNSWORTH  
R.M.C.

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James L. Cooper

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 ~~---Twenty Five Thousand and No/100---~~ DOLLARS \$25,000.00), with interest thereon from date at the rate of Six and three-fourths per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, July 1, 1994

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situated lying and being on the eastern side of Donington Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 56 on a plat entitled Kingsgate by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WWW, Pages 44 and 45 and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the eastern side of Donington Drive, joint front corner of Lots 55 and 56, and running thence along the common line of said Lots N. 77-35 E. 158.4 feet to a point; thence S. 12-11 E. 125.0 feet to a point; thence along the line of Lots 56 and 57 S. 77-34 W. 158.4 feet to a point on the eastern side of Donington Drive; thence along Donington Drive N. 12-30 W. 125.0 feet to the point of beginning.