

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Erskine F. Cooley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mrs. Emma Marie Huggins,

(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 Three Thousand Fifty Six and No/100

in three installments as follows: Dollars (\$ 3,056.00 ) due and payable  
 \$1056.00 to be paid on July 15, 1961; \$1000.00 to be paid on  
 November 15, 1961 and \$1000.00 to be paid on March 15, 1962

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid: with each installment.

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, Greenville Township, being known and designated as Lots 38 and 39, Block B, of a sub-division known as Jefferson Heights as shown on a plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book C, at page 34 and 35, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Second Avenue, joint front corner of Lots 37 and 38, and running thence with the joint line of said lots, S. 81 - 40 W. 87.5 feet to an iron pin, at the rear corner of Lot No. 13; thence with the rear line of Lots 13 and 14, S. 0 - 30 W. 50.2 feet to an iron pin, joint rear corner of Lots 39 and 40; thence with the joint line of said lots, N. 81 - 40 E. 87.5 feet to an iron pin on the western side of Second Avenue; thence with Second Avenue, N. 0 - 30 E. 50.2 feet to the beginning corner.

BEING the same property conveyed to the mortgagor herein by Dorothy Cooley by deed dated February 1, 1956, and recorded in the R. M. C. Office for Greenville County in Vol. 549, at page 90.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 and satisfied this 27th day of August 1969.*

*Emma Marie Huggins*  
 Witness *Hubert Nolin*

SATISFIED AND CANCELLED OF RECORD

27 DAY OF August 1969

*Ollie Farnsworth*

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:13 O'CLOCK P. M. NO. 4938