

JUL 5 10 15 AM 1961

State of South Carolina }
County of Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Mary Melissa A. Cooper SEND GREETINGS:

WHEREAS, I the said ^{Mary} Melissa A. Cooper

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of TWENTY THOUSAND and no/100--- (\$ 20,000.00) Dollars, with interest at the rate of six (-6 %) per centum per annum, to be repaid in installments of

One Hundred Sixty-eight and 78/100--- (\$ 168.78) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, the said Mary Melissa A. Cooper

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me, the said

Mary Melissa A. Cooper in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the East side of S. C. Highway no. 14, about 5 miles North of Simpsonville, in Austin Township, containing in the aggregate Fourteen and 94/100 (14.94) acres, more or less, and being known and designated as the 12.18 acre lot, the .16 of an acre lot, and the 2.6 acre lot as shown on plat prepared of the Mary M. Austin property by W. J. Riddle, Surveyor, dated May, 1951 and which plat was revised June 14, 1961, and which revised plat will be recorded forthwith in the R. M. C. Office for said County, and having the following courses and distances, to-wit: Beginning at a point in said highway and running thence N. 76-45 E. 407 feet to an Iron Pin, thence S. 60-45 E. 567 feet to an Iron Pin, thence S. 5-53 E. 1518 feet to Gilder Creek, thence up and with the meanderings of said creek S. 60-45 W. 111 feet and S. 64-25 W. 32 feet to a point, thence N. 13-40 W. 1300 feet, more or less, to the Southernly property line of the 12.18 acre tract as shown on the above mentioned revised plat, thence N. 60-45 W. 295.3 feet to an Iron Pin, thence N. 82-36 W. 481.3 feet (Iron Pin back on line at 15 feet) to a point in said highway, thence with said highway N. 24-15 E. 155.3 feet and N. 22-00 E. 154 feet to the beginning point. This being a part of the property which was conveyed to Mary M. Austin by W. T. Austin by deed recorded in the R. M. C. Office for said County in Deed Book 114, page 546. And this being the same three lots described in deed of James W. Austin et al to mortgagor herein dated June 30, 1961. See Will of Mary M. Austin filed in Box no. 662, Package no. 30 in the Probate Judge's office for said County. For a more particular description see said revised plat.

Mr. Daniel Robinson, Clerk, S. C. R. & M. Bldg. 1174 Chap. St. S.C.