

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1095 PAGE 153

MORTGAGE OF REAL ESTATE

JUN 13 11 26 AM '68

WHOM THESE PRESENTS MAY CONCERN

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, THOMAS J. COOPER AND ANNIE M. COOPER

(hereinafter referred to as Mortgagor) is well and truly indebted unto ELAINE D. CHILDERS

(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

ONE THOUSAND AND NO/100-----Dollars (\$ 1,000.00 ) due and payable  
\$20.00 per month commencing August 1st, 1968, and \$20.00 on the first day of each and  
every month thereafter until paid in full -

with interest thereon from date at the rate of Seven (7) per centum per annum, to be paid: annually

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, near the City of Greenville, being known and designated as Lot 231 on Section 111 of Orchard Acres, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQ at page 143, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Orchard Drive joint front corner of Lots 230 and 231: and running thence S. 84-30 W. 179.7 feet to an iron pin, joint rear corner of Lots 230 and 231: thence along the line of Lot 229. S. 3-08 E 90 feet to an iron pin joint rear corner of Lots 231 and 232: thence N. 84-25 E. 183.2 feet to an iron pin on Orchard Drive, joint front corner of Lots 231 and 232: thence N. 4-42 W. 12.9 feet to a point: thence continuing along Orchard Drive, N. 5-30 W. 77.1 feet to an iron pin, the point of beginning.

Together with all and singular rights, members, herditaments, 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.

RECORDED AND CANCELLED BY RECORD  
DAY OF \_\_\_\_\_ 1968  
BY \_\_\_\_\_  
CLERK OF GREENVILLE COUNTY, S. C.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK \_\_\_\_\_ PAGE 907