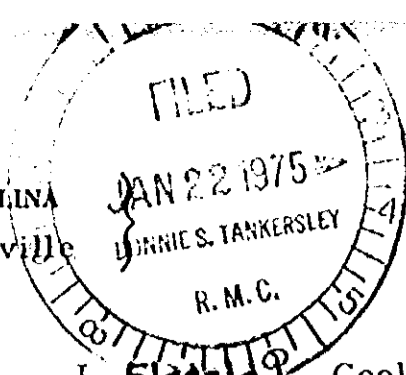


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Flossie L. Cooley

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, 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

Four hundred thirty - three and 35/100----- Dollars (\$ 433.35) due and payable in nine (9) monthly installments of \$48.15 each, the first of these due and payable on February 8, 1975 with a like amount due on the 8th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from _____ date _____ at the rate of 12.50 per centum per annum, to be paid in advance

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

All that piece, parcel or tract of land in Grove Township, Greenville County, South Carolina, approximately 11 miles southwest from the City of Greenville and containing 2.765 acres, and being shown on plat of property of Erskine F. Cooley. The plat was made by Webb Surveying & Mapping Co., August, 1973, and having, according to said plat, the following metes and bounds, to - wit :

BEGINNING at a point in the center of Bessie Road 0.8 of a mile from Augusta Road at the corner of other property of J. R. Rosemond and running thence S. 45-49 W. 70.4 feet to a point ; thence S. 41-27 W. 119.8 feet to a point ; thence S. 17-04 W. 133 feet to an iron pin ; thence N. 67-36 W. 216.5 feet to an iron pin ; thence N. 10-25 E. 562.5 feet to a point in Bessie Road ; thence through Bessie Road S. 35-51 E. 456.2 feet to the point of beginning .

This is a portion of the property conveyed by deed recorded in the RMC Office for Greenville County in Deeds Volume 304 , page 317.

This is the same property conveyed to Flossie L. Cooley by deed of J. R. Rosemond dated November 17, 1973, recorded in the Office of RMC for Greenville County in Book 988 of Deeds, page 502 .

This conveyance is made subject to any restrictions, rights-of-way , or easements that may appear of record on the recorded plat (s) or on the premises.



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 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.

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