

FILED
GREENVILLE CO. S. C.

1398 631

MAY 24 1 29 PM '77

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, I, Milford J. Cooper

(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

Nineteen thousand two hundred eight and 62/100----- Dollars (\$19,208.62) due and payable in forty-eight (48) monthly installments of \$475.75 each , to be applied first to interest with balance to principal, the first payment due on June 25, 1977 with a like amount due on the 25th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 8.75 per centum per annum, to be paid monthly

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 certain piece, parcel or lot of land with the improvements thereof , situate, lying and being on the Western side of Main Street in the Town of Piedmont, County of Greenville, State of South Carolina, and known and designated as Lot 3 on a plat entitled " Property of Piedmont Mfg. Co. , Greenville County, Piedmont, S. C. " made by Dalton & Neves, April, 1950 , and recorded in the R. M. C. Office for Greenville County in Plat Book Z, at page 11 , and having according to said plat the following metes and bounds :

BEGINNING at a point on the Westerly side of Main Street at the joint front corner of Lots 2 and 3 , which point is opposite the center of an 18 inch party wall , and running thence along the center of said 18 inch party wall N. 55-53 W. 110.9 feet to a point on the Westerly edge of the Westerly wall of the building hereby conveyed ; thence continuing N. 55-53 W. 8 feet to a point at the joint rear corner of Lots 2 and 3 ; thence N 34-08 E. 26.35 feet to a point at the joint rear corner of Lots 3 and 4 ; thence along the common line of said lots S. 55-53 E. 8 feet to a point on the Westerly edge of the Westerly wall of the building hereby conveyed , which point is opposite a partition wall ; thence along the center of said partition wall S. 55-53 E. 110.9 feet to a point on the Westerly side of Main Street ; thence along the Westerly side of Main Street , S. 34-08 W. 26.35 feet to the point of beginning , and being the same tract of land conveyed to Milford J. Cooper by deed of Mrs. Willie B. Gray and Mrs. Sarah T. Brooks , deed dated March 9 , 1966 , recorded in the Office of R. M. C. for Greenville County in Book 795 of Deeds, Page 291 .



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.

4328 RV-2