

GREENVILLE CO. S. C.

BOOK 1398 PAGE 649

FEB 24 3 34 PM '77

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

LOANED TO AS A MORTGAGEE

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

WHEREAS, I, Robert M. 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

Eight thousand three hundred five and 22/100----- Dollars (\$ 8, 305. 22) due and payable \$125. 00 per month , to be applied first to interest with balance to principal, the first payment due on June 20, 1977 with a like sum due on the 20th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from _____ date _____ at the rate of _____ 9 _____ 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 lying and being in the Piedmont Manufacturing Company Village in or near the Town of Piedmont being known and designated as Lot No. 21 , Section 4 as shown on a plat entitled " Property of Piedmont Manufacturing Co. , Greenville County " made by Dalton & Neves, February , 1950 , of sections 3 and 4 of said subdivision . Said plat is recorded in Plat Book Y at pages 6 and 9 . This property is also known as No. 9 Langston Street (Avenue) and fronts thereon 100 feet .

This is the same property conveyed by deed of Gilbert L. Ivie and Victoria Ivie to Robert M. Cooper dated February 24, 1976 . This deed is recorded in the Office of R. M. C. for Greenville County in Vol. 1032 at Page 513 , on March 4, 1976.



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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