No title examination or certificate from the Law Office of Julius B. Aiken
Feb. 11, 197

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: 1223 FILE 323

WHEREAS, Edward Carroll Cooper and Specialty Sales Company of Greenville, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted un to J. T. A. Financial Services

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or fer 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 assertions:

"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, State of South Carolina, on the easterly side of New Perry Road (also known as Duncan Chapel Road), and being more fully described, as follows:

BEGINNING at an iron pin which is located S. 19-58 W. of an iron pin at the point where the eastern side of North Perry Road intersects with the western side of U. S. Highway 25, and running from such beginning corner along the eastern side of North Perry Road S. 30-30 W. 69.3 feet to an iron pin; thence S. 47-50 E. 122.2 feet to an iron pin; thence N. 36-30 E. 17.5 feet to an iron pin; thence N. 42-23 E. 50.45 feet to an iron pin; thence N. 47-50 W. 134.7 feet to an iron pin located on the eastern side of North Perry Road, the beginning corner.

This is the identical property conveyed to Edward Carroll Cooper and Patricia R. Cooper by deed dated January 30, 1973 and recorded in the R.M.C. Officr for Greenville County, South Carolina in Deed Book 966 at page 187.

This mortgage is junior in rank to that certain mortgage give to Banker's Trust, which is recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book at page in the original amount of

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Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 Mortgagor forever, from and against the Mortgagor and all persons whomspever tawfully claiming the same or any part thereof.

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