

MORTGAGE OF REAL ESTATE-G.R.E.M. 9

STATE OF SOUTH CAROLINA,
County of GREENVILLE

WAYNE RUDOCK COOPER

WHEREAS, I the said Wayne Rudock Cooper

in and by my certain promissory note in writing, of even date with these presents, I am well and truly indebted to LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Fifty Three Hundred & no 100 (\$5,300.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date thereof until maturity at the rate of four (4%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of November, 1946, and on the 1st day of each month of each year thereafter the sum of \$32.12, to be applied on the interest and principal of said note, said payments to continue up to including the 1st day of September, 1966, and the balance of said principal and interest to be due and payable on the 1st day of October, 1966; the aforesaid monthly payments of \$32.12 each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$5,300.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I the said Wayne Rudock Cooper in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Wayne Rudock Cooper, I have hereunto set my hand and seal, and the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said LIBERTY LIFE INSURANCE COMPANY

Assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the Northeast side of East Welborn Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 62 on Plat of Anderson Street Highlands, made by Dalton & Neves, Engineers, 1939, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "J", page 157, and having according to said Plat and a recent survey made by R. E. Dalton, September 23, 1946, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of East Welborn Street at joint front corner of Lots 62 and 63, said pin also being 212.5 feet in a Southeasterly direction from the point where the Northeast side of East Welborn Street intersects with the Southeast side of Anderson Road (also known as South Carolina State Highway #81) and running thence with the line of Lot 63, N. 42-40 E. 150 feet to an iron pin; thence with the rear line of Lot 65, S. 47-20 E. 50 feet to an iron pin; thence with the line of Lot 61, S. 42-40 W. 150 feet to an iron pin on the Northeast side of East Welborn Street; thence with the Northeast side of East Welborn Street, N. 47-20 W. 50 feet to the beginning corner.

This is the same property conveyed to me by deed of E. M. Bishop and Birdie Bishop dated September 30, 1946 to be recorded herewith.

The Mortgagor agrees that there shall be added to each monthly payment required hereunder or under the evidence of debt secured hereby, an amount estimated by the mortgagee to be a sufficient to enable the Mortgagee to pay, as they become due, all taxes, assessments, hazard insurance, and similar charges upon the premises subject hereto; any deficiency because of the insufficiency of such additional payments shall be forthwith deposited by the Mortgagor with the Mortgagee upon demand by the Mortgagee. Any default under this paragraph shall be deemed a default in payment of taxes, assessments, hazard insurance, or similar charges required hereunder.

Handwritten notes: 'Paid in full and satisfied', '17th day of February, 1953', 'Liberty Life Insurance Company', 'P. Anderson', 'P. M. News', '4479'. Includes a circular stamp: 'LIBERTY LIFE INSURANCE COMPANY'.

Official stamps: 'SATISFIED AND CANCELLED OF RECORD', '25 DAY', 'FOR GREENVILLE COUNTY, S. C.', 'P. M. NEWS', '# 4479'.