

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS:

That whereas the undersigned Marvin O. Cooper
of the County of Greenville, State of South Carolina, hereinafter called the Mortgagor,
has become justly indebted to Durham Life Insurance Company, Raleigh, North
Carolina

a corporation organized and existing under the laws of North Carolina, hereinafter called Mortgagee,
as evidenced by one certain promissory note, dated the 28th day of April, 1949,
for the principal sum of Five Thousand Seven Hundred Five & 10/100 dollars (\$5,705.00),
with interest at the rate of three percent (3%) per annum, principal and interest payable and amortized in install-
ments as therein provided, and in accordance with the terms thereof, the first installment shall be in the amount of
\$ 246.80, payable on the 31st day of March, 1950; the next succeeding thirty-nine
installments shall be in the amount of \$ 246.30, each, payable annually thereafter; and the
final installment shall be in the amount of any remaining principal and interest payable forty (40) years from the date
of said note; and

WHEREAS, Mortgagor is desirous of securing the prompt payment of said note, and the several installments of
principal and interest at maturity, and any extensions or renewals thereof, and any agreements supplementary thereto,
and any additional indebtedness on account of any future advances or expenditures made as hereinafter provided, and the
performance of each and every covenant and agreement of Mortgagor herein contained.

NOW, THEREFORE, in consideration of the said indebtedness and to secure the prompt payment thereof, as the
same matures or becomes due, and of any extensions or renewals thereof, or of any agreements supplementary thereto,
and to secure the performance of each and every covenant and agreement of Mortgagor herein contained, Mortgagor has
granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Mortgagee the
following described real estate situated in the County of Greenville, State of South Carolina, to wit:

All that certain piece, parcel or tract of land with the improvements
thereon situate, lying and being on the South side of the Hahn Road about
2 miles west of the town of Simpsonville in Austin Township, Greenville
County, South Carolina, containing 69.50 acres, according to plat made
by H. S. Brockman, surveyor, February 14, 1949, and having according to
said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Hahn Road, corner of other
lands of Stokes Hahn, said point being approximately 350 feet east from
the point where the center of the Hahn Road intersects with the center
of State Highway No. 14 leading from Simpsonville to Greer, South Caro-
lina, and running thence along property of Stokes Hahn, South 12 degrees
26 minutes west 881 feet to an iron pin located north of a farm road
in line of property of F. M. Todd; thence with said Todd line running
to and with said farm road, south 80 degrees 30 minutes east 665 feet
to an iron pin in said farm road; thence still with Todd line, south
17 degrees 20 minutes east 718.2 feet to an iron pin at corner of Pollard
land; thence with line of Pollard land, north 76 degrees 45 minutes east
1222 feet to a stake; corner of lands of J. B. Brown; thence with Brown
line, north 5 degrees 00 minutes east 435 feet to a stone, corner of
other lands of Stokes Hahn; thence still with Hahn line north 2 degrees
00 minutes east 1045 feet to an iron pin in farm road; thence still
with Hahn line, north 87 degrees 40 minutes west 477 feet to an iron pin;
thence continuing with the Hahn line, north 20 degrees 45 minutes west
295 feet to a point in center of the Hahn Road; thence with the center of
Hahn Road the following courses and distances; south 74 degrees 27
minutes west 585 feet to a point; south 72 degrees 12 minutes west 200
feet to a point; south 67 degrees 42 minutes west, 300 feet to a point;
south 75 degrees 24 minutes west 200 feet to a point; south 78 degrees
51 minutes west 144 feet to a point in center of Hahn Road, the be-
ginning corner.

Being the same land that was conveyed to Marvin O. Cooper
by a certain deed made by Christie S. Hahn
dated April 19, 1949, and intended to be recorded simultaneously herewith; together with
all rents and other revenues or incomes therefrom, and all and singular the rights, easements, hereditaments and appur-
tenances thereunto belonging, or in anywise incident or appertaining and all improvements and personal property now
or hereafter attached to or reasonably necessary to the use of the real property herein described, all of which property
is sometimes hereinafter designated as "said property";

TO HAVE AND TO HOLD, all and singular, said property before mentioned unto Mortgagee and its successors
and assigns forever.

MORTGAGOR, for himself, his heirs, executors, administrators, successors and assigns, does hereby warrant and
forever defend all and singular the said property unto Mortgagee against every person whomsoever lawfully claiming
or to claim the same, or any part thereof, and does hereby and by these presents covenant and agree:

*The note secured by the within mortgage having
been paid in full we hereby declare the
mortgage satisfied and authorize the Clerk of Court
to cancel same of record.
Dated Dec 6, 1956 Durham Life Insurance Co.
Wit. Joyce McCallister by J. W. Repkush
Dora G. Bryson Pres -*

*Jan
Ollie Jarnsworth
10-40 A 674*