

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE, S. C.**MORTGAGE**

MAY 22 4 04 PM 1932

State of South Carolina

COUNTY OF GreenvilleDOLLIE FARNSWORTH
R.M.C.TO ALL WHOM THESE PRESENTS MAY CONCERN: I, **Lee L. Cooper,**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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

Five Thousand ----**DOLLARS (\$ 5,000.00)**, with interest thereon from date at the rate of **six (6%)**

per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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 Greenville, Oneal Township, about 2 miles Northward from Greer, on the north side of a new road leading eastward from State Highway No. 14, containing One (1) Acre, more or less, and having the following courses and distances, to wit:

Beginning on a point in the center of the said new road, said point being 223 feet from the center of State Highway No. 14, and on the east side of a driveway leading to the dwelling, and running thence with the east side of said driveway, N. 15.00 W. 17.5 feet to an iron pin in the intersecting corner of the new road and the driveway; thence continuing with the same course, N. 15.00 W. for a total distance of 169 feet to an iron pin on east side of said driveway; thence N. 75.11 E. 200 feet to an iron pin; thence S. 15.00 E. 168.7 feet to a point in the said new road (iron pin back on line at 17.5 feet); thence with the said new road, S. 75.00 W. 200 feet to the beginning corner.

This is the same property conveyed to Lee L. Cooper by deed of Fred J. Brown, recorded in Deed Book 430, page 201, R.M.C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.