

FEB 1 12 10 PM 1962

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: James R. Cooper and Genevieve Meadors Cooper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, 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 One Thousand Six Hundred and no/100

----- Dollars (\$ 1,600.00) due and payable
one year from date,

with interest thereon from date at the rate of six per centum per annum to be paid: quarterly

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 Greenville, in Austin Township, located about 1 1/2 miles east of Simpsonville, in the fork of the Georgia Road and a side road known as the Goodwin Road, adjoining lands of W. C. Cook, Sarah Mayfield, et al. and being more particularly described as follows:

BEGINNING at a point at the intersection of the Georgia Road and another public road, said point being the western corner of the David N. Mayfield lands, and running thence along the Georgia Road, N 80-30 E, 390 feet to corner of Lot No. 2; thence along line of Lot No. 2, S 9-30 E, 215 feet to a point in public road; thence along said road, N 71-0 W, 445 feet to the beginning corner and containing 0.93 acres, and being the same property conveyed to the Mortgagor, Genevieve Meadors Cooper by deed recorded in Deed Volume 272 at page 211. The mortgagor, Genevieve Meadors Cooper conveyed to her husband, James R. Cooper, a one-half undivided interest by deed recorded in Deed Volume 476 at page 98.

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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid and Satisfied in Full this
the 4 day of March 1962

Successor to Farmers Bank
THE PEOPLES NATIONAL BANK
Simpsonville, Greenville, South Carolina

Witness _____
Pros. Gasmer

SATISFIED AND CANCELLED OF RECORD

DAY OF March
1962
H. M. C. FOR
AT Simpsonville, S.C.