

GREENVILLE  
OCT 30 3 32 PM 1967  
STATE OF SOUTH CAROLINA

BOOK 1075 PAGE 51



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

JOE E. COOPER AND SARA G. COOPER

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Thirty-Five Thousand and No/100----- (\$ 35,000.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Two Hundred Thirty-Six and 33/100---- (\$ 236.33 )

Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the western side of Hudson Road and being shown as the Property of Joe E. Cooper on a plat recorded in the R. M. C. Office for Greenville County in Plat Book "000", Page 31 and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at a point in the center of Hudson Road, said point being 26 feet from an iron pin on the western edge of said Road and running thence with the joint line of the property herein and that now or formerly of William T. Tucker S. 72-15 W. 318.9 feet to an iron pin; thence N. 22-30 W. 150 feet to an iron pin; thence with the joint line of the property herein and that now or formerly of E. L. and J. M. Holtzclaw S. 67-30 W. 889 feet to an old iron pin; thence with the branch and the property now or formerly of the James Estate S. 11-15 W. 340.4 feet to an iron pin at a poplar stump; thence continuing S. 1-00 W. 405 feet to an iron pin on the branch; thence with the jointline of the W. B. Holtzclaw property, following a branch, N. 62-00 E. 225.6 feet to an old iron pin; thence N. 47-45 E. 168.4 feet to an old iron pin; thence crossing the branch N. 40-00 E. 608.5 feet to an old iron pin; thence with the joint line of Christine Holtzclaw property N. 75-41 E. 510.7 feet to a point in the center of Hudson Road, said point being 23 feet from an old iron pin in the edge of said Road; thence with the center of said Road N. 11-30 E. 199.5 feet to a point; thence continuing N. 5-30 E. 25 feet to the point of beginning, containing twelve (12) acres, more or less, and being that identical property conveyed to the mortgagors by deed of William T. Tucker dated February 7, 1967 and recorded in the R. M. C. Office for Greenville County in Deed Book 813, at Page 434. ALSO, All that piece, parcel or lot of land in the County of Greenville, State of South Carolina in Chick Springs Township situate, lying and being on the western side of Hudson Road and being a portion of Tract No. 1 as shown on plat of the Property of W. B. Holtzclaw recorded in the R. M. C. Office for Greenville County in Plat Book "JJJ", at Page 17 and having, according to a more recent survey entitled "Property of Joe Cooper" recorded in the R. M. C. Office for Greenville County in Plat Book VVV, at Page 81, the following metes and bounds, to-wit: BEGINNING at a nail and cap in the center of Hudson Road, joint corner of the property of the grantor and that now or formerly of Christine and W. B. Holtzclaw and running thence S. 76-38 W. 375.5 feet to a point, common corner of Tracts Nos. 1 and 2; thence in a new line N. 86-36 E. 343.8 feet to a point in the center of Hudson Road; thence with the center of Hudson Road N. 17-45 E. 70 feet to the point of beginning, said strip being triangular in shape and adjoining the tract described above and being that identical property conveyed to the mortgagors herein by deed of Christine K. and W. B. Holtzclaw of even date herewith and to be recorded.

NOTIFIED AND CANCELLED OF RECORD  
27 DAY OF April 1963  
Mortgagee's Joint Recording  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:11 O'CLOCK P. M. NO. 25722

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 140 PAGE 935