

MORTGAGE OF REAL ESTATE

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Mortgage No. Address: Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME

BONNIE S. TANKERSLEY  
R.M.C.

WHEREAS Joe F. Copeland and Rita V. Copeland

have after referred to as Mortgagee as well and truly indebted to Bank of Greer, Greer, S.C.

has after referred to as Mortgagee as evidenced by the Mortgage's primary note of even date herewith the terms of which are incorporated herein by reference in the sum of

Ten Thousand Five Hundred and no/100 Dollars \$ 10,500.00

in 32 consecutive quarterly installments for principal in the amount of \$1,312.50 each with interest payable quarterly in advance on the unpaid balance

at the rate of 9.0 percent per annum, to be paid as above stated

WHEREAS, the Mortgagee may hereafter become entitled to the said Mortgage's principal and interest payments as above stated by the Mortgagee's agent for taxes, insurance premiums, public improvements, repairs and other charges.

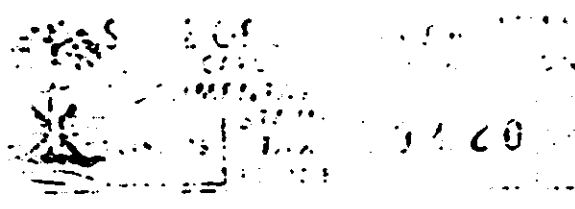
NOW, KNOW ALL MEN, That the Mortgagee in consideration of the amount hereinbefore recited to be paid to the Mortgagee, and of any other and further sums for which the Mortgagee may be entitled to the Mortgagee's principal and interest payments as above stated by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee, has hereunto set hand and seal and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the principal sum hereinbefore recited to be paid to the Mortgagee, and to these presents does grant, bargain, sell and release unto the Mortgagee, its heirs and assigns

ALL that certain piece of land with all and singular thereto in anywise appertaining situated lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, located about one-half mile West of the Fairview Baptist Church and about one mile West of the City of Greer, lying on the North side of the Suber Road, being shown on a plat of property made for Joe and Rita Copeland by John A. Simmons, Surveyor, dated August 7, 1969, and having the following courses and distances:

BEGINNING on a nail in the center of the Suber Road, corner with the Gaines W. Copeland land, the southwestern corner of the lot conveyed herein, and runs thence with the Copeland line, N. 35-39 E. 363 feet to an iron pin and pine stump; thence N. 66-04 E. 150 feet to an iron pin (new corner); thence the new line, S. 14-32 W. 409 feet to a nail in the center of the Suber Road (iron pin on north bank thereof at 22 feet); thence along and with the center of said road, N. 80-47 W. 249 feet to the beginning, containing 1.48 acres, more or less, and being a portion of that tract conveyed to Murphree C. Lorrain by John T. Stokes, et al.

SUBJECT to any outstanding rights-of-way for highway purposes and any other easements or rights-of-way of record.

REMARKS: See deed of Murphree C. Lorrain dated August 11, 1969 and recorded in Deed Book 274, page 218.



Together with all and singular rights, franchises, tenements, and appurtenances to the same in any way appertaining, and all of the rents, issues, and profits, which may now or hereafter accrue, and including all buildings, plumbing, and heating fixtures now or hereafter attached, installed, or fixed thereto, in any way appertaining to the premises hereunto, that all such fixtures and equipment, other than the usual household furniture, be and remain a part of the real estate.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its heirs and assigns forever.

The Mortgagee warrants that it is lawfully seized of the premises hereunto described in its sole and lawful title, that it has good right and lawful title thereto, and that the premises hereunto described are free from all liens and encumbrances except as provided herein. The Mortgagee further warrants, covenants, and binds itself and its heirs and assigns for the said premises unto the Mortgagee, forever, from and against the Mortgagee and all persons who may ever lawfully claim the same in any part thereof.

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