

State of South Carolina

FILED
GREENVILLE CO. S. C.

BOOK 1458 PAGE 220

FEB 23 12 54 PM '79

Mortgage of Real Estate

County of GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 23 day of February, 1979,

by John S. Cooper and Rebecca J. Cooper

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 8, Simpsonville, South Carolina, 29681

WITNESSETH:

THAT WHEREAS, John S. Cooper and Rebecca J. Cooper is indebted to Mortgagee in the maximum principal sum of FOUR THOUSAND TWO HUNDRED AND NO/100 Dollars (\$ 4,200.00), which indebtedness is evidenced by the Note of John S. Cooper and Rebecca J. Cooper of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is March 1, 1983 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

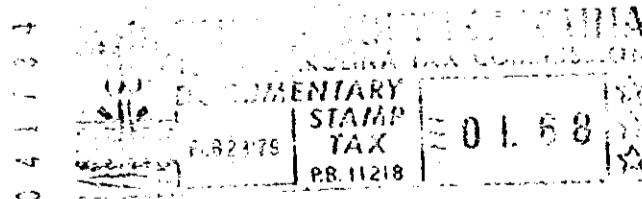
ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known as Lot 167, Country Estates, and according to a plat by Freeland and Associates, dated February 15, 1979 entitled, "Country Estates, Lot 167, Property of John S. Cooper and Rebecca J. Cooper", recorded in Plat Book 7-B at Page 1 of the RMC Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of "future road", joint corner Lots 166 and 167 and running with the joint line of Lots 166 and 167, S. 6-01 E., 313.82 feet to an iron pin; thence with the line of Lots 167 and 165, S. 84-00 W., 152.7 feet to an iron pin; thence with the line of Lot 176 and other property of grantor, N. 6-01 W., 313.82 feet to an iron pin on the southern side of "future road"; thence with the edge of such road, N. 84-00 E., 152.7 feet to an iron pin, the point of BEGINNING.

This property is subject to restrictive covenants, set back lines, rights-of-way and easements which may affect the described property.

This is the same property conveyed to the mortgagors by Deed of Carolina Springs Golf and Country Club, Inc. dated and recorded February 23, 1979, RMC Office for Greenville County.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto all of the same being deemed part of the Property and included in any reference thereto);

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