

V

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

GREENVILLE FILED

FEB 26 1981  
1 28 PM '81

S. C. MORTGAGE OF REAL ESTATE

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R. M. C. WINKERSLEY

ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Paul N. Dixon

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles T. Cooper

(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

Six Thousand Dollars and No/00-----Dollars (\$ 6,000.00 ) due and payable

Payable in 36 monthly installments of \$200.00 each with first payment being due on March 5th, 1981 and continuing due on the 5th day of each month thereafter until paid in full. Interest to be computed monthly with balance being applied to the principal.

with interest thereon from maturity at the rate of 12 per centum per annum, to be paid: monthly

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, containing 5.47 acres, more or less, and

having the following metes and bounds to wit:

BEGINNING at a monument on Arden Road, also known as River Road, and running thence along said road N 3-49 W 108.0 feet to a nail; thence continuing on said road N 7-56 W 127.5 feet to an iron pin; thence N 87 - 57 E 1053.27 feet to an iron pin; thence S 18-39 W 259.91 feet to an iron pin; thence S 88 - 27 W 945.04 feet to a monument on Arden Road, the point of beginning.

This conveyance being according to survey and plat as made by Webb Surveying & Mapping Company dated December, 1979. Said plat being duly recorded in Office of R. M. C. for Greenville County, State of South Carolina.

This property is conveyed subject to easements and rights-of-way for public road as shown on aforesaid plat and subject to easement and right-of-way for electric power transmission lines as indicated on aforesaid plat, and subject to easements and rights-of-way for other utility services.

This being a portion of the same property as conveyed to Charles T. Cooper by deed of The Kendall Company dated August 27, 1979. Said deed being duly recorded in Office of R. M. C. for Greenville County in Deed Book 1110, page 717. Deed from Charles T. Cooper to Paul N. Dixon being of even date.

Mortgagee's address:  
#2 Main Street  
Piedmont, S. C. 29673

*[Faint, illegible text, possibly a signature or stamp]*

Together with all and singular rights, manors, tenements, 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore described in its sole, lawful title, that it has good right and is lawfully authorized to convey the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

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