

MORTGAGE OF REAL ESTATE

BOOK 1578 PAGE 561

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

REC'D  
P. S. C.  
SEP 11 1977  
RECEIVED

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mays V. Cooper and Patricia H. Cooper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Three Thousand Six Hundred Fifty Eight and No/100

Dollars (\$ 3,658.00 ) due and payable

AS STATED IN NOTE OF EVEN DATE.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, the Mortgagee's heirs, 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, being shown and designated as Lot No. 32 on plat of Points North made by R. B. Bruce, Registered Surveyor, November 22, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 16, reference to said plat being craved for a more particular description.

This being the same property conveyed to the Mortgagors by deed of Fred B. Beiers and Harvey C. Watson dated January 22, 1974 and recorded in the RMC Office for Greenville County in Deed Book 992 at Page 546 on January 22, 1974.

This is a second mortgage, junior in lien to that certain mortgage to First Federal Savings and Loan Association in the original amount of \$31,950.00 as recorded in the RMC Office for Greenville County in Mortgage Book 1406 at Page 554.

RECORDED  
STAMP  
01 48

2010... A12482

MORTGAGEE'S MAILING ADDRESS: P. O. Box 544  
Travelers Rest, S. C. 29690

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 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.

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