

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN

FILED  
GREENVILLE CO. S.C.  
MAR 1 1 31 PM '83  
DONNIE S. TANNERSLEY  
R.M.C.

WHEREAS,

We, T. C. COOPER, AND I. ADA B. COOPER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK &amp; 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 **THIRTY THOUSAND AND NO/100**-----

Dollars \$ 30,000.00 due and payable

in 84 monthly payments of \$562.21 each beginning April 5, 1983,

with interest thereon from date at the rate of 14% APR 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 Mortgagee 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:

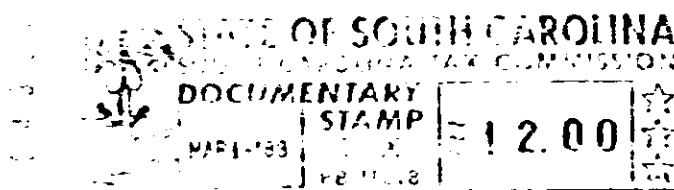
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Piedmont, on the westerly side of Main Street, being shown and designated as Lots 1 and 2 on a plat of Property of Piedmont Mfg. Co., made by Dalton & Neves, dated April, 1950, recorded in the RMC Office for Greenville County in Plat Book Z, page 11, and having according to said plat the following metes and bounds:

BEGINNING at a point on the westerly side of Main Street opposite the center of an 18-inch party wall, which point is at joint front corner of Lots 2 & 3, and running thence along common line of said lots and center of said 18-inch party wall N. 55-53 W. 110.9 feet to point on westerly edge of westerly wall of building located on Lots 1 & 2; thence continuing along common line of said lots N. 55-53 W. 8 feet to point at joint rear corner of Lots 2 & 3; thence S. 34-08 W. 61.45 feet to iron pin; thence S. 56-00 E. 118.9 feet to iron pin on westerly side of Main Street; thence along westerly side of Main Street N. 34-08 E. 61.25 feet to point of beginning.

T. C. Cooper

This being the same property conveyed to the Mortgagor herein by deeds of Robert Clyde Rigdon, Bertie R. Webb, Camilla R. Poteet and Richard L. Rigdon on February 24, 1976, recorded in the RMC Office for Greenville County on March 29, 1976, in Deed Book 1033, pages 784, 785, 786 and 787, respectively.

Thereafter T. C. Cooper conveyed a one-half interest to Ada D. Cooper by deed of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.



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 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 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 whatsoever lawfully claiming the same or any part thereof.