GREENVILLE CO. S.C.

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FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Furman Cooper

hereinafter referred to as Mortgagor, SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereinafter referred to as Mortgagee, as evidenced by the said promissory note of even date herewith, in the sum of

thirty-three thousand and two hundred and no/100 dollars ($ 33,200.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which does not contain a provision for escalation of interest rate, paragraphs 9 and 10 of this mortgage provide for an escalation of interest rate under certain conditions, said note to be repaid with interest as the rate or rates therein specified in installments of two hundred and sixty-seven and 14/100 dollars ($ 267.14) Dollars each on the first day of each month hereafter, said payments to be applied first to the payment of interest computed monthly on unpaid principal balances and thereafter to the payment of principal, with the last payment if not sooner paid to be due and payable 30 years after date; and

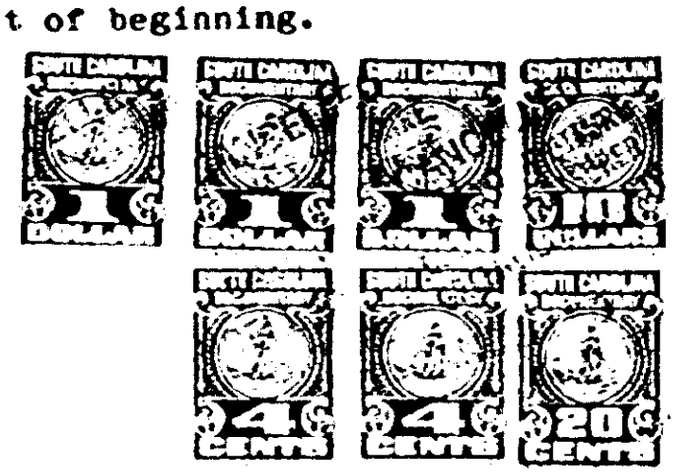
WHEREAS, said note further provides that if default be made in the payment of the principal or interest due thereunder, or any part thereof, or any other sum hereby secured, or any other sum which may be advanced by the Mortgagee to protect the security hereof, or if default be made in any of the covenants or agreements contained in the Mortgage of even date herewith, or in any other mortgage or other instrument now or hereafter held by the Mortgagee, or if default be made in any other indebtedness now or hereafter owing by the Mortgagor to the Mortgagee, then the whole indebtedness hereunder shall at the option of the holder hereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collateral given to secure the payment of the principal hereof and interest thereon, costs and expenses for proceedings, and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor or any of his successors or assigns for the payment of taxes, insurance premiums, repairs or for any other purpose;

NOW KNOW ALL MEN, that the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor for the purposes herein mentioned, and for better securing the payment of the same and Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as the major portion of Lot No. 141 of a Subdivision known as Coach Hills according to a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book 4-X at page 94 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Coach Hills Drive at the joint front corner of Lots Nos. 140 and 141 and running thence with the joint line of said lots, N. 78-50 E. 151.67 feet to an iron pin in the line of Lot No. 134; thence with the rear lines of Lots Nos. 134 and 133, N. 11-00 W. 99 feet to a point located S. 11-00 E. 1 foot from the joint rear corner of Lots Nos. 141 and 142; running thence along a line through Lot No. 141, S. 78-50 W. 151.59 feet to and iron pin on the eastern side of Coach Hills Drive, which point is located S. 10-57 E. 1 foot from the joint front corner of Lots Nos. 141 and 142; running thence with the eastern side of Coach Hills Drive, S. 10-57 E. 99 feet to the point of beginning.



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