

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GR: FILED

MORTGAGE OF REAL ESTATE

BOOK 1562 PAGE 193

TO SAID WHOM THESE PRESENTS MAY CONCERN:

MAR 15 AM '82

JOHN W. WILKINS

WHEREAS, We, JAMES WALTER COOPER, JR and MARILYN M. COOPER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA, INC.

(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

ELEVEN THOUSAND THREE HUNDRED FORTY ONE AND 52/100----- Dollars (\$ 11,341.52--) due and payable

in 60 equal monthly payments of \$288.00 each commencing March 1, 1982 and thereafter consecutively until paid in full.

\$17,280.00 Gross

with interest thereon from date at the rate of / as set forth in note of instant date.
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, 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.

ALL that certain piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, containing 1.25 acres, more or less, situate on the west side of State Highway No. 14 and the southeastern side of Phillips Road, shown on plat of Property of James Walter Cooper Jr. and Marilyn M. Cooper, prepared by Century Land Surveying Company, dated December 7, 1978, recorded in Plat Book 64 at Page 32, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old nail at the intersection of Phillips Road and Old Highway 14 and running along said Highway, S 04-34 W 364.0 feet to an iron pin: thence turning and running N 84-00 W 262.33 feet to an iron pin in the right of way of Phillips Road: thence N 29-35 E 100 feet to an iron pin: thence continuing with Phillips Road, N 38-33 E, 147.0 feet to an iron pin: thence still with Phillips Road, S 48-07 W 200 feet to an iron pin on Old Highway 14, being the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Woodie and Helen G. Edwards dated December 22, 1978 recorded in Deed Book 1094 at Page 220.

This is a second mortgage junior in lien to a prior mortgage executed in favor of Cameron Brown Company and recorded December 22, 1978 in Mortgage Book 1433 at Page 740.

10193

1328 W.2