

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1206 PAGE 615

SEP 15 1 44 PM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I Palmer D. Cooper

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Southern Bank and Trust Company, Piedmont, S. C.

(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

Five thousand and no/100- - - - - Dollars (\$ 5,000.00) due and payable in monthly installments of \$100.00 each, including principal and interest, the first of these due and payable on October 10, 1971, with a like amount due on the corresponding day of each and every calendar month thereafter until entire debt is paid in full.

with interest thereon from date at the rate of 7 1/2 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

All that tract of land in Greenville County, Grove Township, State of South Carolina, containing 40.52 acres, more or less, according to Plat made by J. Mac Richardson, in November 1948, recorded in Plat Book V at Page 27, the following metes and bounds, to-wit:

BEGINNING at a stake at the old road leading from the Old Briggie Place on Saluda River to Grove Station and at the corner of the three acre tract conveyed to Foster and running thence N 12 E. 60 1/2 feet to the beginning of a ditch; thence down said ditch and branch as the line N. 12-50 E. 245 feet to bend; thence N. 2 E. 186 feet; thence N. 3-30 W. 318 feet to bend; thence N. 6-20 W. 155 feet to bend; thence N. 25-10 W. 298 feet; thence N. 32-50 W. 695 feet to mouth of branch; thence down another branch S. 80 W. 132 feet to the bank of Saluda River; thence down the river as the line 1568 feet to small Sycamore on bank of river and in Old road leading to Grove Station; thence S. 87-45 E. 59 feet; thence S. 65 E. 159 feet; thence S. 62-45 E. 221 feet to pine tree at corner of 2.48 acre tract sold to Morton; thence with line of Morton land, S. 78-30 E. 525.4 feet to stake; thence S. 53-30 E. 341.2 feet to peach tree; thence S. 48 W. 207.2 feet to stake; thence S. 39 E. 519.8 feet to stake at corner of property sold to Foster; thence with line of the Foster property N. 22 E. 209 feet; thence continuing with the Foster line, N. 88-25 E. 330 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 whomsoever lawfully claiming the same or any part thereof.