

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

MORTGAGE

OCT 28 10 54 AM '71

OLLIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

JOHN R. COOLEY

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 TWENTY SIX THOUSAND FIVE HUNDRED and no/100----- DOLLARS (\$ 26,500.00), with interest thereon from date at the rate of seven and 3/4 (7 3/4%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, Southern side of Montclair Road and the Eastern side of Taylors Road, near the City of Greer, and northward therefrom, Chick Springs Township, Greenville County, State of South Carolina, and being all of Lot No. 46 and a small portion of Lot No. 45 of BELMONT HEIGHTS, Plat of the Sub-division by Dalton & Neves, Engineers, dated July, 1960, recorded in Plat Book QQ, Pages 160 and 161, R. M. C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the Southern side of Montclair Road, corner of Lots Nos. 31 and 46, and running thence along said road in a westerly direction, 118.7 feet to an iron pin; thence a curving line to the East side of Taylors Road, the chord of which is 38.8 feet to an iron pin; thence along the Eastern side of Taylors Road, 108.7 feet to an iron pin, new corner; thence a new line in an Easterly direction approximately 160 feet to an iron pin, rear corner of Lots Nos. 45 and 46 on rear line of Lot No. 32; thence along the rear line of Lots Nos. 32 and 31 in a Northern direction 155.6 feet to the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.