

FILED
MORTGAGE OF REAL ESTATE GREENVILLE CO. S. C.
OFFICES OF PRICE & PAIG, ATTORNEYS AT LAW, GREENVILLE, S. C.

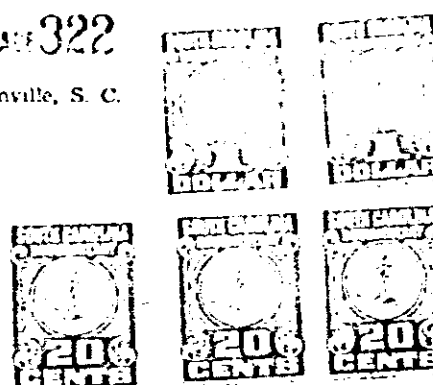
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CONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE



TO ALL WHOM THESE PRESENTS MAY CONCERN:

HERMAN H. COOLEY AND
EDITH G. COOLEY

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

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND 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

SIX THOUSAND FOUR HUNDRED TWENTY-SIX AND NO/100----- DOLLARS (\$6,426.00),

due and payable in consecutive monthly payments of One Hundred Seventy-eight and 50/100 (\$176.50), beginning October 1, 1973 and continuing on the first day of each and every month thereafter until paid in full, payments to be applied first to interest, included in the above amount, and then to principal,

with interest thereon from date at the rate of $\frac{7}{100}$ per centum per annum, to be paid: AS stated above.

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 tract of land, with all improvements thereon, lying, being and situated near Princeton, County of Greenville, State of South Carolina, on Daventon Road, containing 93.14 acres, in accordance with Plat made by C. O. Riddle, dated November 1967, for Alvin Edward Jordan Estate and Robert E. Turner, said property being more fully described in accordance with said Plat, to-wit:

BEGINNING at a point in the center of Daventon Road, joint front corner with property of Robert E. Turner, and running thence S. 0-59 W. 1, 219 feet to a stone; thence S. 28-59 E. 1,272.7 feet to an iron pin; thence S. 41-15 E. 1,354 feet to an iron pin; thence S. 88-50 E. 962.2 feet to an iron pin; thence N. 16-23 W. 687.7 feet to the center of a cedar stump; thence N. 61-17 E. 112.3 feet to an iron pin in pine stump; thence N. 0-43 W. 1,046.3 feet to an iron pin at old stone pile; thence N. 87-57 W. 151.8 feet to an iron pin; thence N. 2-33 W. 1,233 feet to an iron pin; thence N. 81-56 W. 111.1 feet to an iron pin; thence N. 27-54 W. 440 feet to an iron pin; thence N. 63-14 W. 160 feet to a point in the center of Daventon Road; thence along the center of Daventon Road S. 76-28 W. 483.4 feet to the point and place of beginning.

The above described property is the same conveyed to the Mortgagors by the deed of Charles E. Auslander, Jr. and Betty Ann Auslander, recorded in Deed Book 938, at Page 491, and is hereby conveyed subject to rights-of-way, easements, conditions and public roads reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

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.

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