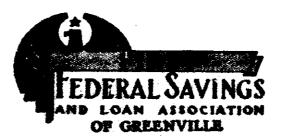
GREENVILLE CO. S. C.

JAN 15 12 15 PH '74

DONNIE S. TANKERSLEY



## State of South Carolina

COUNTY OF CREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Marvin O. Cooper

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of TRILLY-TRIES.

Thousand and No/100 -----

(+33,000.00

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified increasely and the repaid with interest as the rate or rates therein specified increasely and the results are repaid with interest as the rate or rates therein specified increasely and the results are repaid with interest as the rate or rates therein specified increasely are repaid with interest as the rate or rates therein specified increasely are repaid with interest as the rate or rates therein specified increasely are repaid with interest as the rate or rates therein specified increasely are repaid with interest as the rate or rates therein specified increasely are repaid with interest as the rate or rates therein specified increasely are repaid with interest as the rate or rates are repaid with interest as the rate or rates are repaid with interest as the rate or rates are repaid with interest as the rate or rates are repaid with interest as the rate or rates are repaid with interest as the rate or rate or rates are repaid with interest as the rate or ra

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FEEL to be due and payable ORC. (1). years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with 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's account 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's account, and also in consideration of the sum of 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, lying on the northwesterly side of Overcreek Road, and being shown and designated as Lot 63, of Forrester Woods, Sec. II, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4-X page 64, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Overcreek Road, joint front corners of Lots 62 and 63 and running thence N 76-10 W 125 feet to an iron pin, thence with the rear line of Lot 63 and 64 S 13-30 W 120.5 feet to an iron pin; thence with joint lines of Lots 63 and 66 S 78-47 E 129.7 feet to an iron pin on Overcreek Road, thence with said Road, N 11-13 E 115 feet to an iron pin, the point of beginning.

