

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagee's Address  
P.O. Box 338  
Simpsonville, S.C. 29681  
BOOK 1424 PAGE 816

WHEREAS, BRUCE E. COOPER

(hereinafter referred to as Mortgagor) is well and truly indebted unto CRYOVAC EMPLOYEES FEDERAL CREDIT UNION

(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 SIXTEEN THOUSAND SIX HUNDRED NINETY-THREE AND 35/100 Dollars (\$16,693.34) due and payable in 143 monthly installments of Two Hundred Seven and 25/100 (\$207.25) Dollars and one (1) monthly installment of One Hundred Twenty-Seven and 17/100 (\$127.17) Dollars with the first payment to be made March 15, 1978 with the following payments due each month thereafter with payment applied first to interest then to principal; with interest thereon from date at the rate of 10.8 A.P.R. 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, in Austin Township, on West side of Putman Street, near Simpsonville, being Lot #9 on plat by Jones Engineering Service and being more fully described as follows:

BEGINNING at an iron pin on Putman Street, joint front corner with Mann property, running thence N. 11-14 W. 30.5 feet to an iron pin; thence along line of Mann property N. 51-40 W. 265.0 feet to rear corner; thence along rear line, S. 30-28 W. 145.3 feet to an iron pin; thence along line of Lot #8 S. 60-48 E. 284.6 feet to an iron pin on Putman Street; thence along Putman Street, N. 29-12 E. 80.0 feet to the point of beginning.

This being the identical property conveyed to the Mortgagor herein by deed of James E. Wright, recorded in the R.M.C. Office for Greenville County on January 20, 1977, in Deed Book 1049, Page 889.

RECORDED  
STAMP  
MAR 2 1978

GCTO -----3 MR. 2 78 1402

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.

2 SOCI

1978

4328 RV-2