

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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GREENVILLE CO. S. C.  
MAR 21 1 03 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

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MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Altie R. Cooper, Route 1, Fountain Inn, S. C. 29644

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter F. Walden, Route 1, Fountain Inn, S. C. 29644

(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

EIGHT THOUSAND & NO/100

Dollars (\$ 8,000.00 ) due and payable

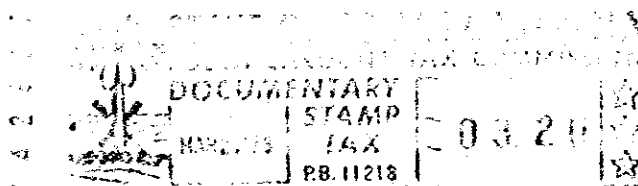
as stated in said promissory note. Final payment due February 15, 1994,

with interest thereon from date at the rate of 10 per centum per annum, to be paid: monthly from the monthly payment;

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, the Mortgagee's heirs, 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, and off the West side of the Nash Mill Road leading to intersection of said Road with Fairview Church Road, containing ten (10) acres, more or less, according to a survey and plat made by T. H. Walker, Jr., R.L.S., on January 15, 1979, said plat entitled "Property of Altie R. Cooper" and recorded this day in the R.M.C. Office for Greenville County, S. C., in Plat Book 7B at Page 74, said plat being incorporated herewith by reference. This ten-acre tract is bounded by right-of-way easement of Mortgagor's, Tollison, land of the Mortgagee, South Fork of Rabun Creek, and land belonging to Watson and is the same tract conveyed to the Mortgagor this day by deed of the Mortgagee, recorded 32179 in Deed Book 1098 at Page 960.



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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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