

STATE OF SOUTH CAROLINA
COUNTY OF

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
145 PM '79
GREENVILLE
S.C.

1418 22

WHEREAS, JOHN A. COPE and PATRICIA H. COPE

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. A. Nicholson and IDA R. NICHOLSON

(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 Two thousand and No/100ths-----

----- Dollars (\$ 2,000.00) due and payable

Principal with interest due and payable in full one-year from date.

with interest thereon from _____ date _____ at the rate of eight (8%) per centum 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 Dunean Mills Village, and being more particularly described as Lot No. 31, Section 6, as shown on a plat entitled "Subdivision for Dunean Mills, Greenville, S. C.," made by Pickell and Pickell, Engineers, Greenville, S. C. on June 7, 1948, revised June 15, 1948 and August 7, 1948 and recorded in the RMC Office for Greenville County in Plat Book "S", at Pages 173-177, inclusive. According to said plat, the within described lot is also known as No. 3 Cardwell Street and fronts thereon 55 feet.

DERIVATION: Deed of W. A. Nicholson and Ida R. Nicholson, recorded August 23, 1979 in the RMC Office for Greenville County in Deed Book 1107 at Page 255.

THIS mortgage is junior in lien and secondary only to that certain mortgage of John C. Cope to Southern Bank and Trust Company, in the original amount of \$2,372.88, dated August 21, 1979 and recorded August 23, 1979 in the RMC Office for Greenville County in Mortgage Book 1478 at Page 20.

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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