

306 E. North Street  
Greenville, S. C.

BOOK 1439 PAGE 572

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.  
NOV 28 12 11 PM '79  
DONNIE S. TANNERSLEY  
R.M.C.

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

WHEREAS, We, Robert D. Booker and Jennie H. Booker

(hereinafter referred to as 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 Five Thousand Two Hundred Seventy-Three and 04/100-----

Dollars (\$5,273.04----) due and payable

in accordance with the terms of note of even date herewith

/including  
with interest thereon from date hereof at the rate of per centum per annum, to be paid: monthly

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 being shown and designated as lot No. 4 on a plat prepared by C. O. Riddle, surveyor, dated February, 1976 entitled "Property of Renzie L. Cooper" containing 3 acres more or less and having the following metes and bounds to wit:

Beginning at an iron pin at the intersection of Bethany Road and Jones Mill Road and running thence along Bethany Road S. 21-13 E. 157.9 feet to an iron pin; thence S. 19-34 E. 280.2 feet to an iron pin; thence S. 17-52 E. 121 feet to a point; thence running S. 52-05 W. 156.7 feet to an iron pin; thence running N. 37-43 W. 532.1 feet to a point in Jones Mill Road; thence running N. 52-17 E. 329.9 feet to an iron pin being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Renzie L. Cooper, Jr. recorded in the R.M.C. Office for Greenville County in Deed Book 1116. page 509 on the 27 day of November, 1979.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
ISSUED  
NOV 28 1979  
\$ 32.12

4.00CT

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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