

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Larry Lee Cooper, Jr. SEND GREETINGS:

WHEREAS, I the said Larry Lee Cooper, Jr.

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of TWELVE THOUSAND and no/100--- (\$ 12,000.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

One Hundred Twenty and no/100--- (\$ 120.00) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing 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 (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN That I the said Larry Lee Cooper, Jr.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to me, the said

Larry Lee Cooper, Jr. in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the North side of the Milford Church Road, about 1/4 mile West of Milford Church, in Ochee Township, containing Nine and 15/100 (9.15) acres, more or less, and having the following courses and distances, to-wit: Beginning at a Nail in said road and running thence N.13-55 W.1000 feet to an Iron Pin, thence S.75-40 W.70.3 feet to an Iron Pin, thence S.14-20 E. 312 feet to an Iron Pin, thence S.30-19 W.243.4 feet to an Iron Pin, thence S.11-00 W.90 feet to an Iron Pin, thence S.67-35 W.369 feet to an Iron Pin, thence S.80-45 W.372 feet to a Nail in the Groce Meadow Road (Iron Pin back on line at 20 feet), thence with the Groce Meadow Road S.9-15 E.199 feet to a Nail in the Milford Church Road, thence with the Milford Church Road S.86-20 E.115 feet, S.87-21 E.284 feet, N.87-25 E.182.6 feet, and N.83-10 E.450.8 feet to the beginning point. This being a part of the property which was conveyed to H. A. Hudson by LeRoy Moore, Master by deed recorded in the R. M. C. Office for said County in Deed Book 257, page 407. And being the same property which was conveyed to mortgagor herein by H. A. Hudson by deed dated this date, which deed will be recorded forthwith in the said office. For a more particular description see plat prepared for H. A. Hudson by John A. Simmons, Reg. Surveyor, dated Oct. 12, 1961 and which plat will be recorded forthwith in said office.

*Satisfied and cancellation
authorized Dated 7-4-64
Woodruff Federal Savings
& Loan Asso.
Witness: Virginia Hunter
By: H. O. Jones*

RECORDED AND CANCELLED BY BRUCE
DATE July 19 64
Etta Thundersworth
R. M. C. OFFICE GREENVILLE, S. C.
AT 10:18 A. M. NO. 1478