

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1153 PAGE 287

APR 23 1957  
MORTGAGE OF REAL ESTATE

OLTE FARNSWORTH  
R. M. C.

WHEREAS, WE, GEORGE C. COOPER AND WILMA P. COOPER

(hereinafter referred to as Mortgagor) is well and truly indebted unto HAZEL D. EDWARDS

(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

Four Hundred and Six and no/100-----Dollars (\$ 406.00 ) due and payable

at the rate of Sixteen and 92/100 Dollars (\$16.92) per month, beginning thirty (30) days from date and each month thereafter for 24 months.

with interest thereon from date at the rate of 8% 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, Chick Springs Township, State of South Carolina, on the west side of Lanford Street, and runs thence N. 72-20 W. 198 feet to a stake on Brannon Street (Green Street); thence with said street N. 13 E. 50.1 feet to a stake; thence S. 72-20 E. 202 feet to a stake on said Lanford Street; thence along said Lanford Street S. 17-40 W. 50 feet to the beginning corner and being designated as lot #40 on a plat of Westmoreland circle; less that portion of said lot conveyed to John Riddle by deed recorded in Deed Book 874 at page 430 recorded in the R.M.C. Office for Greenville County. (See plat book T page 198)

This is a portion of that property devised to Hazel D. Edwards by will of E. H. Edwards on file in the office of the probate Court for Greenville County, Apartment 1023, file 23.

This is a second mortgage to one given to Citizens Building & Loan Assoc.

Together with all and singular rights, members, herditaments, 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.