

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUN 9 1 16 PM '71

BOOK 1194 PAGE 173

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, WE, Horace W. Cooper and Elmina Cooper

are

(hereinafter referred to as Mortgagor) // well and truly indebted unto The Peoples National Bank of
Greenville, S. C., Simpsonville Branch,

(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 SIX THOUSAND, FIVE HUNDRED AND 00/100 -----
Dollars (\$ 6,500.00) due and payable

ON DEMAND,

with interest thereon from date at the rate of EIGHT per centum per annum, to be paid: QUARTERLY.

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 as-
signs:

"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, known and designated as Lot 16 of
Spring Forest Estates, and being more particularly described, according to a
Plat of C. O. Riddle, R.L.S., dated November, 1956, recorded in the R.M.C.
Office for Greenville County in Plat Book KK, Page 117, and having the follow-
ing metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of a County Road, joint corner
of Lot 15 and running thence N. 84-07 W., 328.4 ft. to an iron pin; thence
N. 5-53 E., 342.3 ft. to an iron pin; thence S. 84-07 E., 300.4 ft. to an
iron pin on the Western side of said Road; thence along said Road, S. 2-42
W., 186.8 ft. to an iron pin; thence continuing along said Road, S. 5-53
E., 158.5 ft. to an iron pin at the point of beginning.

This being the same property conveyed to the mortgagors by deed dated
September 3, 1970, and recorded in the R.M.C. Office for Greenville County in
Deed Book 898, Page 56.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.