

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE CO. S.C.
JAN 3 1 25 PM '76
JUNIE S. THORNTON
C.L.K.

900 1352 723

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Flossie L. Coolie

(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 Ten Thousand Seven Hundred Seven and 48/100 - - -

Dollars (\$ 10,707.48 due and payable

\$127.47 per month commencing January 8, 1976 and \$127.47 on the 8th day of each and every month thereafter until paid in full

with interest thereon ~~xxx~~ after maturity at the rate of 7 add on rate per centum ~~xxxxxxxxxxxx~~

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, situated being and lying in the State of South Carolina, County of Greenville, in Grove township, approximately eleven (11) miles Southwest from the City of Greenville and containing 2.35 acres and being shown on Plat of Property of Erskine Cooley which plat was made by Webb Surveying And Mapping Company January, 1974 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Bessie Road, joint corner with other property of the grantee and running thence through Bessie Road S. 48-38 E. 200 feet to a point and continuing through Bessie Road S. 55-42 E. 180 feet to a point which is 0.8 miles from Augusta Road; thence S. 33-17 W. 212.39 feet to an iron pin; thence N. 67-35 W. 380 feet to an iron pin; thence N. 17-04 E. 133 feet to an iron pin; thence N. 41-27 E. 119.8 feet to an iron pin; thence N. 45-49 E. 70.4 feet to the point of beginning.



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 who may lawfully claim the same or any part thereof.

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