

FILED  
GREENVILLE CO. S. C.

JUL 8 4 32 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS, JOHN PHILLIP COOPER and PEGGY W. COOPER  
(formerly Peggy Waldrop)

(hereinafter referred to as Mortgagor) is well and truly indebted unto

ASSOCIATES FINANCIAL SERVICES CO., INC.

(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 thousand five hundred thirty-six Dollars (\$ 4,536.00 ) due and payable  
in thirty-six (36) equal, consecutive, monthly installments of \$126.00,  
commencing July 10, 1979,

as stated in said Note of even date  
with interest thereon from date / at the rate of per centum per annum, to be paid:  
AMOUNT ADVANCED \$3,396.82

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, on the northeastern side of School Street, being shown and designated as Lot 15 on a Plat entitled SUB-DIVISION FOR ABNEY MILLS, RENFREW PLANT, made by Dalton & Neves, dated January, 1959, recorded in the RMC Office for Greenville County in Plat Book QQ, at Page 53, reference to said plat is hereby made for a more complete description thereof.

This is the same property conveyed to the Mortgagors herein by deed of Judith B. Anderson, recorded April 8, 1977, in Deed Book 1054, at Page 379.

This mortgage is junior in lien to that certain mortgage in favor of Aiken-Sp dr, Inc., recorded April 8, 1977, in REM Book 1394, at Page 185, in the original amount of \$14,550.00.

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160

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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