

FILED
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
128 6 2 43 PM '80
DONNIE S. TANKERSLEY
R.H.C.

TOTAL OF PAYMENTS: \$12,180.00
AMOUNT FINANCED: 7,994.20
BOOK 1494 PAGE 978
BOOK 84 PAGE 339

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

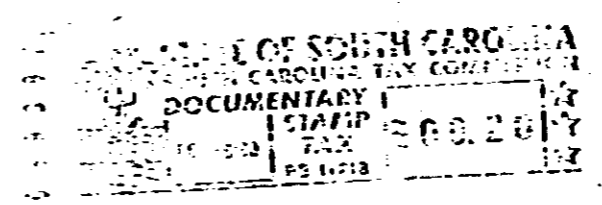
WHEREAS, Paul Herman Cooper and Nina A Cooper

HEREINAFTER REFERRED TO AS MORTGAGOR) IS WELL AND TRULY INDEBTED UNTO Associates Financial Services Company of South Carolina, Inc., 123 W. Antrim Dr., Greenville, SC, ITS SUCCESSORS AND ASSIGNS FOREVER (HEREINAFTER REFERRED TO AS MORTGAGEE) AS EVIDENCED BY THE MORTGAGOR'S PROMISSORY NOTE OF EVEN DATE HEREWITH, THE TERMS OF WHICH ARE INCORPORATED HEREBY BY REFERENCE, IN THE PRINCIPAL SUM OF Seven thousand nine hundred ninety-four and 20/100 Dollars (\$ 7,994.20) PLUS INTEREST OF four thousand one hundred eighty-five and 80/100 Dollars (\$ 4,185.80) DUE AND PAYABLE IN MONTHLY INSTALLMENTS OF \$ 203.00, THE FIRST INSTALLMENT BECOMING DUE AND PAYABLE ON THE 11th DAY OF February, 19 80 AND A LIKE INSTALLMENT BECOMING DUE AND PAYABLE ON THE SAME DAY OF EACH SUCCESSIVE MONTH THEREAFTER UNTIL THE ENTIRE INDEBTEDNESS HAS BEEN PAID, WITH INTEREST THEREON FROM MATURITY AT THE RATE OF SEVEN PER CENTUM PER ANNUM, TO BE PAID ON DEMAND.

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 AND OTHER OBLIGATIONS FOR WHICH THE MORTGAGOR MAY BE INDEBTED TO THE MORTGAGEE AT ANY TIME FOR ADVANCES MADE TO OR FOR HIS ACCOUNT BY THE MORTGAGEE, THE MAXIMUM OUTSTANDING AT ANY GIVEN TIME NOT TO EXCEED SAID AMOUNT STATED ABOVE, 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, TO WIT:
ON THE SOUTHWEST SIDE OF HARRINGTON AVE. IN THE CITY OF GREENVILLE IN GREENVILLE COUNTY, S.C., BEING SHOWN AS LOT NO. 55 ON PLAT OF ISAQUEENA PARK, MADE BY PICKELL AND PICKELL, ENGINEERS, JUNE 3, 1947, RECORDED IN THE RMC OFFICE GREENVILLE COUNTY, S.C. IN PLAT BOOK "P", AT PAGES 130 AND 131, AND HAVING ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT:
BEGINNING AT AN IRON PIN ON THE SOUTHWEST SIDE OF HARRINGTON AVENUE AT JOINT FRONT CORNER OF LOTS 54 AND 55 AND RUNS THENCE WITH THE LINE OF LOT 54 S., 39-25 W. 175 FEET TO AN IRON PIN; THENCE N. 50-35 W., 70 FEET TO AN IRON PIN; THENCE WITH THE LINE OF LOT 56 N., 29-25 E. 175 FEET TO AN IRON PIN ON THE SOUTHWEST SIDE OF HARRINGTON AVENUE; THENCE ALONG HARRINGTON AVENUE S. 50-35 E., 70 FEET TO THE BEGINNING CORNER.
THIS IS THE SAME PROPERTY CONVEYED FROM MARGARET H. PARKER BY DEED RECORDED OCTOBER 29, 1962, IN VOL. 709, PAGE 533.



Donnie S. Tankersley
R.H.C.

TOGETHER WITH ALL AND SINGULAR RIGHTS, MEMBERS, HEREDITAMENTS, 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 HEREBY SPECIFICALLY STATED OTHERWISE AS FOLLOWS: General Mortgage Company, assigned to Guardian Life Ins. Co. of America, assigned to Onondaga Savings Bank, recorded in Vol 905, page 149; assignment PAID AND SATISFIED AS SHOWN BY THIS 29511 Vol. 1441, page 649; in the amount of \$11,500.00
DAY Mar, 1980

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.
ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA, INC.
Donnie S. Tankersley

THE MORTGAGOR FURTHER COVENANTS AND AGREES AS FOLLOWS:
(1) THAT THIS MORTGAGE SHALL SECURE THE MORTGAGEE FOR SUCH FURTHER SUMS AS MAY BE ADVANCED HEREAFTER, AT THE OPTION OF THE MORTGAGEE, FOR THE PAYMENT OF TAXES, INSURANCE PREMIUMS, PUBLIC ASSESSMENTS, REPAIRS OR OTHER PURPOSES PURSUANT TO THE COVENANTS HEREBY. THIS MORTGAGE SHALL ALSO SECURE THE MORTGAGEE FOR ANY FURTHER LOANS, ADVANCES, READVANCES OR CREDITS THAT MAY BE MADE HEREAFTER TO THE MORTGAGOR BY THE MORTGAGEE SO LONG AS THE TOTAL DEBT SECURED DOES NOT EXCEED THE ORIGINAL AMOUNT SHOWN ON THE FACE HEREOF. ALL SUMS SO ADVANCED SHALL BEAR INTEREST AT THE SAME RATE AS THE MORTGAGE DEBT AND SHALL BE PAYABLE ON DEMAND.

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