

1432 11/17/79

SOUTH CAROLINA

RECORDED
NOV 20 1979
MORTGAGE
SOUTH CAROLINA
GREENVILLE
MERSLEY

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS: ROY EDWARD COBB, JR. AND ANNA W. COBB,

Greenville County, South Carolina, hereinafter called the Mortgagor, is indebted to

NCNB MORTGAGE CORPORATION

, a corporation organized and existing under the laws of North Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirty Five Thousand Four Hundred and 00/100 ----- Dollars (\$ 35,400.00), with interest from date at the rate of ten and 1/2----- per centum (10.5%) per annum until paid, said principal and interest being payable at the office of NCNB Mortgage Corporation in Charlotte, North Carolina, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Three Hundred Twenty Three and 91/100 ----- Dollars (\$ 323.91), commencing on the first day of November, 1979, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of October, 2009.

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville, State of South Carolina;

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, on the northwestern side of Rockwood Drive (formerly Jenkinson Boulevard) and being known and designated as Lot No. 18, Section "A", of Rockwood Park, as shown on plat thereof recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book S at Page 121, with said lot having the following metes and bounds according to said plat, to-wit:

BEGINNING at an iron pin on the northwestern side of Rockwood Drive at the joint front corner of Lots 17 and 18 and running thence along the northwestern side of said Drive, S. 55-45 W. 75.5 feet to an iron pin at the joint front corner of Lots 18 and 19; thence N. 39-23 W. 228.6 feet to an iron pin at the joint rear corner of said lots; thence N. 47-04 E. 75 feet to an iron pin; thence along the common line of Lots 18 and 17, S. 39-27 E. 239.4 feet to an iron pin on the northwestern side of Rockwood Drive, the point of beginning.

Should the Veterans Administration fail or refuse to issue its guaranty of the loan secured by this instrument under the provisions of the Servicemen's Readjustment Act of 1944, as amended, within sixty days from the date the loan would normally become eligible for such guaranty, the mortgagee may, at its option, declare all sums secured hereby immediately due and payable.

The above described property is the same acquired by the Mortgagors by deed from Larry Lee Taylor and Margaret Ann B. Taylor, recorded September 28, 1979.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned:

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