MORTGAGE OF REAL ESTATE -

BOOK 1555 PAGE 522

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 16 2 47 PM '81
DONNIE S. TANKERSLEY
R.M.C

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, NANCY SUE WADE COBB

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. BRUCE KINGSMORE

(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 and no/100ths----------Dollars ($10,000.00) due and payable

October 26, 1981. Interest free loan.

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, continuing 13.5 acres more/less according to the plat of property R. Kenneth Cobb by Jones Eng. Service on December 20, 1972, having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on Augusta Road and running thence along Augusta Road N. 21-26 W. 50 feet to an old angle iron; thence continuing along Augusta Road N. 24-11 W. 117 feet to an old angle iron; thence continuing with said Augusta Road N. 24-41 W. 400 feet to an iron pin; thence S. 79-00 W. 1,920 feet to an iron pin; thence S. 32-28 W. 69 feet to an old iron pin; thence S. 77-38 E. 123.1 feet to an iron pin; thence S. 81-39 E. 150 feet to an iron pin; thence N. 88-28 E. 95.7 feet to an old iron pin; thence S. 87-57 E. 493.5 feet to an iron pin; thence N. 86-33 E. 200.9 feet to an iron pin; thence S. 76-08 E. 127.5 feet to an iron pin; thence N. 2-13 E. 95 feet to an iron pin; thence N. 53-04 E. 118.3 feet to an iron pin; thence S. 88-27 E. 211.7 feet to an iron pin; thence S. 2-183 W. 422.8 feet to the center of Woodville-Pelzer Road; thence along center of said Woodville-Pelzer Road S 88-29 E. 56.6 feet iron pin; thence N. 3-29 E. 235.8 feet to iron pin; thence N. 84-50 E. 164.8 feet to iron pin; thence S. 8-17 W. 22.3 feet to iron pin; thence W. 87-01 E. 203.9 feet to iron pin; thence S. 6-33 E. 70 feet to iron pin; thence N. 78-42 E. 241.8 feet to iron pin; thence beginning corner.

This being the same property deeded to the mortgagor herein on February 1, 1973, by deed of R. Kenneth Cobb recorded at Greenville County, South Carolina in Deed Book 966 at Page 293.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
OCT 15 '81
Rec. 112:8
$ 04.00

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 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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