

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 13 4 00 PM 1967

BOOK 1052 PAGE 13

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. KENNETH COBB

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. S. COBB

(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 AND NO/100----- Dollars (\$4,000.00--) due and payable

One Hundred (\$100.00) Dollars, plus interest, the 1st day of April, 1967,
and One Hundred (\$100.00) Dollars, plus interest, the 1st day of each
month thereafter until paid in full

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: monthly.

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, in Grove Township, on the eastern side of State Highway No. 20, shown as Lots Nos. 1, 2, 3 and 4 on a plat of property of The Friendly Oil Co., prepared by C. O. Riddle, R. L. S., March 22, 1965, the same being recorded in the R. M. C. Office for Greenville County in Plat Book KKK at Page 89, and having according to said Plat the following courses and distances, to wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 4 and 5, and running thence N. 88-53 E. 125 feet to an iron pin; thence S. 3-42 E. 50.05 feet to an iron pin; thence N. 88-54 E. 67.5 feet to an iron pin; thence S. 1-06 E. 185.3 feet to an iron pin on the northern side of a State Road leading to the Estes Plant; thence along the northern side of said Road S. 82-36 W. 142.9 feet to an iron pin in the right-of-way line of State Highway No. 20; thence along said Highway N. 14-00 W. 100.65 feet to an iron pin; thence still along said Highway N. 12-16 W. 155.9 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 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 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.

*Satisfied + Paid in full this 16th
day of May, 1967.*

R. S. Cobb

witness:

Herman E. Coy

SATISFIED AND CANCELLED OF RECORD
1 DAY OF August 1967
OLLIE FARNSWORTH
R. M. C. FOR GREENVILLE COUNTY, S. C.
11:36 O'LOCK A. M. NO. 3514