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MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

BOOK 1056 PAGE 659

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE J. WORTH  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A. S. Cooke, Jr. and Mary S. Cooke

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 One Thousand and No/100

Dollars (\$ 1,000.00 ) due and payable

one year from date

with interest thereon from date at the rate of 7 per centum per annum, to be paid: quarterly

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 Standing Springs Road and being shown according to a plat by Charles F. Webb, R.L.S., for Ball Realty Company, May 27, 1965, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of Standing Springs Road, corner of other property of Jack L. Holcombe and Norma V. Holcombe, and running thence S 89-22 E, 537 feet; thence N 1-17 W, 200 feet; thence N 89-22 W, 468.2 feet to Standing Springs Road; thence along said Road S 18-47 W, 210.5 feet to the beginning point, and containing 2.31 acres, more or less.

This property is also shown as Lot 1 on a plat entitled SOUTHWOOD ACRES, recorded in Plat Book "000", at Pages 74 and 75.

This is the same property conveyed to the mortgagors herein by deed of Jack L. Holcombe and Norma V. Holcombe to be recorded of even date herewith.

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 AND CANCELLED OF RECORD  
2<sup>nd</sup> DAY OF Feb. 1963  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 8:30 O'CLOCK P. M. NO. 6935

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 138 PAGE 325