

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Prepared by **WILLIS & WILKINS**, Attorneys at Law, Greenville, S. C. 1974 **1315** PAGE **239**

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **DANNY G. COOKE**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **JUNE YOUNG**

(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

FIVE THOUSAND AND no/100----- Dollars (\$5,000.00 due and payable
\$101.39 on August 1, 1974 and \$101.39 on the first day of each and every
month thereafter until the entire principal sum and accrued interest is
paid in full, said installments to be applied first to the payment of
interest and the balance to principal.
with interest thereon from _____ date _____ at the rate of **8%** 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:

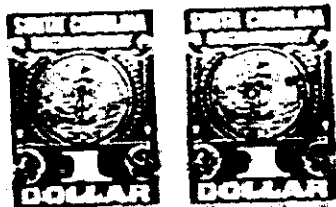
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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 northwest side of the Old **Greenville-Gowansville Road** containing 5.3 acres as shown on survey made by **W. N. Willis Engineers, Spartanburg, South Carolina, May 30, 1974** and having according to said survey the following metes and bounds, courses and distances, to-wit:

Beginning at a point (old nail) in the center of said Old Greenville-Gowansville Road, corner of Property of Forrester, thence with the line of said property N. 38-30 W. 25 feet to an iron pin; thence continuing on the same course 478 feet to an iron pin in line of the Property of Few; thence with the line of said property N. 75-E. 642 feet to an iron pin, corner of Tract No. 2; thence with the line of said tract S. 12-35 E. 406.5 feet to an iron pin; thence continuing on the same course 25 feet to the center of said Old Greenville-Gowansville Road; thence with the center of said road S. 63-45 W. 47 feet (to a nail); thence continuing S. 70-W. 100 feet (to a nail); thence continuing with the center of said road S. 72-14 W. 282 feet to the beginning corner.

This mortgage is given to secure a portion of the purchase price of the within described property.

The above described property is designated as Tract 1 on the aforementioned plat.



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 thereon, and including all taxes, premiums, and licencing fixtures now or hereafter attached, connected, or tied thereto in any manner, to-wit: the intention of the parties hereto that all 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore described in the single absolute, that it has good right and lawfully authority to sell, convey or encumber the same, and that the premises are not subject to any liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend the title to the premises hereinafore described unto the Mortgagee forever, free and against the Mortgagee and all persons whatsoever claiming or claiming to claim by, through, or under the Mortgagee.

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