

MORTGAGE - INDIVIDUAL FORM JOHN M. DUNLARD, P.A., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

CONNIE S. TANNER SLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JACK COCHRAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. H. VON HOLLEN

(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 Twenty-five Thousand and no/100ths

Dollars (\$ 25,000.00) due and payable

as set forth in the aforesaid note,

with interest thereon from date at the rate of 8-1/2 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 piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the eastern side of Piedmont Road and the Western side of Grove Road, in Greenville County, South Carolina, in Gantt Township, being shown as a portion of Tract 3 on a plat entitled PROPERTY OF GREENVILLE REALTY AND INVESTMENT CO., made by R. E. Dalton, dated December, 1923, recorded in the RMC Office for Greenville County, S. C., in Plat Book G, page 11, and being more particularly described on a plat of PROPERTY OF MRS. R. O. BURNS, made February 5, 1945, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Road 255 at the corner of property now or formerly of R. D. Cochran and running thence S. 79-30 W., 78.6 feet to an iron pin on U. S. Highway 29; thence along the right of way of U. S. Highway No. 29, N. 14-08 W., 169.1 feet to an iron pin; thence along property now or formerly of R. D. Cochran, N. 74-30 E., 170.2 feet to an iron pin on Road No. 255; thence along the right of way of Road 255 approximately S. 9-15 W., 193.6 feet to an iron pin, the beginning corner. The above property is shown on the Greenville County Block Book at WGI.1-3-22 and WGI.1-3-22.1.

ALSO: ALL that piece, parcel or lot of land, which includes all of the above described property plus a strip of land 25 feet in width parallel to and on the easterly side and adjacent to Piedmont Road as shown on a plat entitled PROPERTY OF W. H. VON HOLLEN, made by Jones and Sutherland, Engineers, dated December 8, 1959, recorded in the RMC Office for Greenville County, S. C., in Plat Book RR, page 28 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Grove Road in the joint line of Lots Nos. 3 and 4 as shown on a plat of Property of Greenville Realty and Investment Co., recorded in Plat Book G at page 11 and running thence with the western side of Grove Road, N. 9-15 E., 193.5 feet to an iron pin; thence S. 74-30 W., 195.2 feet to the edge of Piedmont Road; thence with the eastern side of Piedmont Road, S. 19-15 E., 167.6 feet to an iron pin in the common line of Tracts Nos. 3 and 4; thence with said line, N. 79-28 E., 103.7 feet to an iron pin on the western side of Grove Road, 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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