COUNTY OF Greenville FILES

MORTGAGE OF REAL ESTATE VILLE 49 MILLES

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FEB 24 7 52 14 184

WHEREAS,

ManigaW. Cobbenstey:

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

Desmine B. Luthi

(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

Seventeen Thousand Five Hundred and No/00----- Dollars (\$17,500.00) due and payable

as provided in a promissory note exectuted simulstaneously herewith

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:

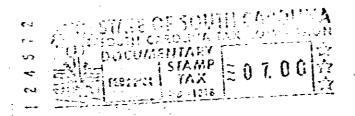
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is here by acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, 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

All that certain piece, parcel or tract of land, situate, lying and being in the Stat of South Carolina, County of Greenville, in Gantt Township, on the east side of Washington Avenue, and being known and designated as a portion of Lots Nos. 17 and 18 of the Property of W. D. McBreyer, as shown in a plat thereof recorded in the RMC Office for Greenville County in Plat Book J, at Page 37, and also being known and designated and more fully described, according to a plat entitled "Lease to TeleVision Communications, Inc.," dated November 29, 1972, and prepared by Campbell & Clarkson Surveyors, Inc., and having, according to the latter plat, the following netes and bounds, to-wit:

BEGINNING at an iron pin Washington Avenue, at the joint front cornerof the within property and property belonging to Washington Avenue Corporation, and running thence N. 38-04 E. 403.3 feet to an iron pin; running thnce S. 47-40 E. 242 feet to an iron pin; thence S. 41-06 W. 136.9 feet to an old iron pin; thence N. 42-07 W. 95 feet to an iron-pin; thence S. 47-51 W. 162.8 feet to an iron pin; thence S. 16-40 W. 21.07 feet to an old iron pin; thence S. 51-57 W. 132.8 feet to an iron pin on Washington Avenue; thence with the edge of Washington Avenue, N. 26-26 W. 104.6 feet to an iron pin, the point of beginning.

The above described property is part of the same conveyed to the mortgagor herein by Roy S. Cobb by deed dated August 29, 1974, and recorded on September 11, 1974 in the RMC Office for Greenville County in Deed Book 1003, Page 541, it being intended hereby to include all of said property not heretofore claimed by the S. C. Hwy. Department of deeded to Zentie O. and Rosenary B. Belcher by deed dated March 12, 1971, and recorded in the RMC Office for Greenville County in Deed Book 910, Page 560.



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 heireinabove 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.

IN CASH CONTRACTOR OF THE PROPERTY OF THE PROP

GREENVILLE OFFICE SUPPLY CO. INC.

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