

MORTGAGEE'S ADDRESS: CHARLIE O. WOLFE, INC. 102 CANNON STREET GREER, SOUTH CAROLINA 29651

STATE OF SOUTH CAROLINA GREENVILLE CO. S.C. COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED 10 10 47 AM '78 DONNIE S. TANKERSLEY R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, E. Cooksey and E. Cooksey

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLIE O. WOLFE, INC.

(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 Twelve Thousand and no/100

Dollars (\$12,000.00) due and payable

Two Thousand Four Hundred and no/100 (\$2,400.00) Dollars annually plus 8% interest on the unpaid balance until paid in full.

with interest thereon from date at the rate of 8% on the unpaid balance per centum per annum, to be paid: until paid in full.

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, State of South Carolina located about two miles North from Greer, South Carolina, on the western side of Old Highway No. 14 formerly known as the Mostella Road and being shown as the greater part of property on plat made for Charlie O. Wolfe, by Wolfe & Huskey, dated May 2, 1975 and having the following courses and distances, to-wit:

BEGINNING at a pin or old nail in the center of Old Highway No. 14 at the corner of Marvin J. McAbee and runs thence with center of said highway S. 51-56 E. 173.1 feet to nail and cap in road corner of lot heretofore sold to Goodman; thence with his line S.69-50 W. 269 feet to iron pin; thence along the rear of Goodman Lot, S.27-07 E. 129.6 feet to old pin, corner of Rowland and Brown, thence with Brown, S. 62-21 W. 30 feet to old pin; thence with Brown and Vaughn, S. 81-26 W. 318.8 feet to old pin; thence with Vaughn S. 64.19W. 169.5 feet to old pin, corner of Pollard; thence with Pollard N. 05-33 E. 446.7 feet to McAbee, thence with McAbee S. 89-00 E. 482 feet to the beginning corner. Containing 4.05 acres more or less:

ALSO:

ALL that piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina about two miles North of Greer, on the West side of the Mostella Road, and bounded now or formerly on the North by land of Earle Southern, East by said road South by Haskell Burnett on the West by W. R. Pollard, and being a part of the same lands conveyed to Haskell Burnett, November 30th, 1938, which deed is recorded in Deed book 207 at page 158, and having the following courses and distances, to-wit:

BEGINNING at a point in the center of the said Mostella Road, cornering with the Southern lot and being over a culvert for a small branch; thence up said branch, S. 84-33 W. 130.5 feet to a bend; thence N. 79-33 W. 144.5 feet to a bend, thence N. 74-46 W. 119 feet to a small black gum on branch bank, Southern corner, and on Pollard line; thence with the Pollard line S. 6-14 W. 129.5 feet to an iron pin on said Pollard line; with thence S. 89-00 E. 481.7 feet to center of said Mostella Road; thence therewith N. 39-10 W. 125 feet to the beginning corner and containing one (1) acre more or less.

This is the same property conveyed to E. Cooksey and E. Cooksey by deed of Charlie O. Wolfe, Inc. on July 6, 1978 and duly recorded in Deed Book 1082 at page 264 in the R.M.C. Office For Greenville County on July 10, 1978.

Together with all and singular rights, members, herditaments, 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.

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