

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
APR 5 2 31 PM '83
DONNIE S. TALLEY
P.M.C.

REC-1530 153833
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wanda C. Cobb, commonly known as Wanda Coughenour

(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 Seven Thousand Four Hundred and No/100

Dollars (\$ 7,400.00) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~with interest thereon~~

~~with interest thereon~~

~~with interest thereon~~

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:

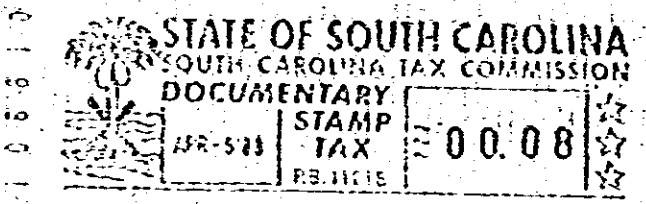
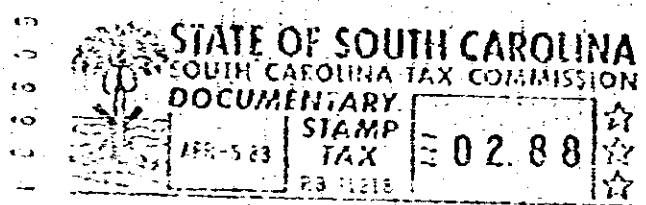
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on Marked Beech Road, being the southern portion of Tract B as shown on a plat entitled "Property of Samuel T. Moses", made by Webb Surveying and Mapping Co., recorded in the RMC Office for Greenville County in Plat Book 8-T at Page 74, and being all of said lot on the southern side of the center line of the Duke Power Co. right-of-way, said center line being the line of division between this portion of Tract B and the remainder thereof.

THE line of this property begins at the corner of Tract C and Tract B in Marked Beech Road and thence with Tract C, S.70-22 W. 505.77 feet to the line of Tract D; thence with Tract D, N.21-10 W. 300 feet (more or less) to the center line of the Duke Power Co. right-of-way; thence with the center of said right-of-way as the line N.71-25 E. to the property line in Marked Beech Road (approximately 595 feet); thence in and along Marked Beech Road, S.05-02 E. (approximately 300 feet) to the beginning corner.

THIS is the same property as that conveyed to Russell Cobb and Wanda Coughenour by deed of Stephen G. Moses recorded in the RMC Office for Greenville County in Deed Book 1163 at Page 752 on March 11, 1982. Russell Cobb conveyed his one-half interest to Wanda C. Cobb by deed recorded in the RMC Office for Greenville County in Deed Book 1185 at Page 652 on April 4, 1983.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, South Carolina 29690.

2 AP 593 1175



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 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.

