

MORTGAGE OF REAL ESTATE -

Vol. 1850 p. 575

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
MAY 2 3 14 PM '84
JONNIE S. JANKERSLEY
REC.

MORTGAGE OF REAL ESTATE

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CLARENCE A. BROOKSHIRE

(hereinafter referred to as Mortgagor) is well and truly indebted unto GENE A. COOK

(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 Eleven Thousand Nine Hundred and No/100-----

-----Dollars (\$11,900.00) due and payable at the rate of One Hundred Fifty-Seven and 26/100 (\$157.26) Dollars per month beginning June 1, 1984 and continuing in a like amount on the first day of each and every month thereafter for a period of ten (10) years until paid in full

with interest thereon from date at the rate of Ten (10%) 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 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, being known and designated as a 5.0 acre tract as shown on plat prepared by J. L. Montgomery, III, dated March 26, 1984, entitled "Clarence Brookshire" and recorded in the RMC Office for Greenville County in Plat Book 10-0, Page 97, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in the center of a 50-foot right-of-way, said point being located 1000 feet east of Fairview Road and running thence along the center of said right-of-way, S 75-20 E 200.0 feet to a point; thence turning and running along Property of Putnam, S 3-51 W 370.0 feet to an iron pin; thence turning and running still along Putnam line, S 71-01 E 223.74 feet to an iron pin; thence turning and running along property of Coble, S 14-24 W 368.81 feet to an iron pin; thence turning and running still along Coble line, N 73-20 W 353.7 feet to an iron pin; thence turning and running along property of Putnam, N 3-51 E 750.06 feet to a point in the center of the 50-foot right-of-way, the point of beginning.

Being the same property conveyed to the Mortgagor herein by deed of Carl L. Putnam and Dorothy B. Putnam to be recorded of even date herewith.

Payments should be made payable to Gene A. Cook and mailed to Route # 10 Kings Road, Anderson, South Carolina 29621.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAY-284 TAX 04.76
R. B. H. 1118

400 8

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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 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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