STATE OF SOUTH CAROLINA MORTGAGE OF REAL ESTATE COUNTY OF GREENVILLE RESERVE CO. S. OLL WHOM THESE PRESENTS MAY CONCERN: 300x1593 1A31240

而如今年代大公司等於其所以在其外外,但在今日在在中央大公司的**其代**令,以此一位在一个人的,并不是一个人的,但是

JAN 28 4 57 PH 183 JOHN ALEX CORRESSEY

WHEREAS.

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMERCIAL MORTGAGE COMPANY, INC.

(hereinafter referred to as Mertgagee) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred Thousand & no/100--------- Dellars (\$ 100,000.00due and payable in accordance with terms of Note dated January 25, 1983.

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 Morigagor, in consideration of the aforessia 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 as-

"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, in the City of Greenville, on the west side of S. Calhoun Street and being more particularly shown on plat recorded in the RMC Office for Greenville County in Plat Book V at Page 78, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of said street, which iron pin is 150 leet south from the southwest corner of said street and Pendleton Street; and running thence N. 71-27 W., 75 feet to a stake; thence S. 18-24 W., 45 feet to a stake; thence S. 71-27 E., 75 feet to an iron pin on the S. Calhoun Street; thence with said street, N. 18-24 E., 45 feet to the beginning, subject however, to an 18-foot strip along the entire northern boundary of the within described property reserved as an easement for the benefit of the adjoining property owners by deed of L. H. McCalla to James N. Threadgill recorded in Deed Book 524 at Page 279 in the RMC Office for Greenville County.

This being the identical property conveyed to John A. Cogdill and Gloria Jean Cogdill by deed of John W. Douglass, Jr. recorded December 6, 1973; the said Gloria Jean Cogdill subsequently conveying her interest to the Mortgagor herein by deed recorded July 23, 1976; see Deed Book 990, Page 107 and Deed Book 1040, Page 111, respectively, in the RMC Office for Greenville County.

ALL that piece, parcel or lot of land situate, lying and being in Butler Township, County of Greenville, State of South Carolina and having, according to a plat of said property made by R. K. Campbell, June 16, 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the intersection of Hudson Road and Devenger Road and running thence along Hudson Road, N. 38-38 E., 51.9 feet to a point in said road; thence continuing along said road, N. 42-17 E., 169 feet to an iron pin in said road; thence continuing along said road, N. 29-45 E., 252 feet to an iron pin; thence S. 02-45 W., 547.1 feet to an iron pin or cap in the center of Devenger Road; thence along Devenger Road, N. 56-30 W., 293.7 feet to the beginning corner and containing 1.46 acres, more or less.

ALL that piece, parcel or lot of land heretofore LESS, HOWEVER:

CONTINUED ON ATTACHED SHEET

Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 whomspever fawfully claiming the same or any part thereof.

S

Ø