STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGACE
(Individual)

JERRY, THE C. S. C.

VOL 1640 FACTOR

WHEREAS, RONNIE G. COOK, SR. and ESTLEAN M. COOK

R.H.C. (hereinerter called the mortgagor), in and by the their

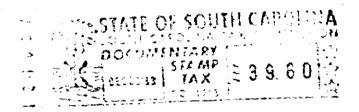
certain note of even date, stands firmly held and bound unto HOLLAND REEVES

December 16

1985, with interest, as in and by the note, reference being had thereto, will more fully appear.

NOW, KNOW ALL MEN BY THESE PRESENTS: That the mortgagor, for and in consideration of the debt or sum of money aforesaid, and to better secure its payment to the mortgagee according to the condition of the note, and also in consideration of the further sum of THREE (\$3.00) DOLLARS to the mortgagor in hand well and truly paid by the mortgagee at and before the scaling and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the mortgagee, its/his successors, heirs and assigns, the real property described as follows:

(SEE ATTACHED SCHEDULE FOR DESCRIPTION OF REAL PROPERTY MORTGAGED HEREIN)



TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the premises belonging, or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular the premises unto the mortgagee, its:his successors, heirs and assigns forever.

AND the mortgagor does hereby bind himself and his here and successors to warrant and forever defend all and singular the premises unto the mortgages, its/his successors, heirs and assigns, from and against himself and his heirs and successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties that the mortgagor, his heirs and successors and assigns, shall keep any building erected on the premises insured against loss and damage by fire for the benefit of the mortgages, for an amount not less than the sum shown above, with such company as shall be approved by the mortgages, its his successors, heirs and assigns, and shall deliver the policy to the mortgages; and in default thereof, the mortgages, its his successors, heirs or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof, together with interest thereon at the rate provided in the note from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the mortgages, its his successors, beirs and assigns, shall be entitled to receive from the aggregate of the insurance monion to be paid a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the parties, that if the mortgagor, his heirs and successors or assigns, shall fail to pay all taxes and assessments upon the premise when they shall first become payable, then the mortgagee, its his successors, heirs or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon at the rate provided in the note from the date of such payment.

AND IT IS AGREED, by and between the parties that upon any default being made in the payment of the note or of the insurance premiums, or of the taxes, or of the assessments bereinshove mentioned, or failure to pay any other indebtedness which constitutes a lien upon the real property when the same shall severally become payable, then the entire amount of the debt would be intended to be secured hereby shall become due, at the option of the mortgagee, its his successors, here or assume although the period for the payment thereof may not then have expired.

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CANCEL STREET