

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 18 4 14 PM '70
OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Dick C. Cook

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank of Greenville, South Carolina

(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 Five Thousand One Hundred Twenty & 00/100

***** Dollars (\$5,120.00---) due and payable in monthly installments of \$106.70, commencing on the first day of November, 1970, and on the first day of each month thereafter until paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of October, 1974.

October 1, 1974

with interest thereon from ~~date~~ the rate of 7% per centum per annum, to be paid: annually

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

ALL that piece, parcel and lot of land containing 11,000 sq. ft., more or less, situated, lying and being in Greenville Township, in the County and State aforesaid, near the southern limit of the City of Greenville, and having the following metes and bounds; viz:

BEGINNING at a stake 3X on east side of Church Street (Now Mission Street) and running thence with said street S 36-1/2 E 55 feet to a stake 3X thence N 53-1/2 E 200 feet to a stake 3X thence N 36-1/2 W 55 feet to a stake 3X; thence S 53-1/2 W 200 feet to the beginning corner. The same being Lot No. 20 on a plat made by J. N. Southern for O. P. Mills, and joining on said plat Lot No. 21, 19, and 42 with said plat being recorded in the R. M. C. Office for Greenville County in Plat Book C at Page 193; this being the same property conveyed to the deceased, Lou Ella Delk, by deed dated March 27, 1960, and recorded in the R. M. C. Office for Greenville County in Deeds Book 651, Page 195.

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.