

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

JUL 13 4 26 PM '71

BOOK 1198 PAGE 417

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, Luther L. Cooke and Joyce S. Cooke

(hereinafter referred to as Mortgagor) is well and truly indebted unto James A. Harris

(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, Four Hundred Five and 89/100----- Dollars (\$ 11,405.89) due and payable Twenty-five (\$25.00) per week the first such payment to be made one week from date, payment to be applied first to interest then to principal,

with interest thereon from date at the rate of Six 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, on the eastern side of Glendale Street, known and designated as Lot 32 and the northern one-half of Lot 33 on a plat entitled "Glendale Heights" prepared by J. Mac Richardson in February, 1958, and recorded in plat Book KK, at page 143, and having, according to this plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Glendale Street at the corner of Lot 31, and running thence with the eastern side of Glendale Street S. 6-45 E. 70 feet to a pin at the corner of Lot 33; thence continuing with the eastern side of Glendale Street S. 6-45 E. approximately 35 feet; thence S. 83-15 W. 130 feet to a pin in the rear lint of Lot 33; thence with the northern one-half of Lot 33 N. 6-45 W. approximately 35 feet to a pin at the rear corner of Lot 32; thence with the rear line of Lot 32 N. 6-45 W. 70 feet to a pin at the corner of Lot 31; thence with the line of that lot N. 83-15 E. 130 feet to the point of beginning.

This is the same property conveyed to the mortgagors by the mortgagee by deed of even date herewith.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 375

SATISFIED AND CANCELLED OF RECORD

9 DAY OF Sept. 19 71
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:35 O'CLOCK P M. NO. 7393