

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE, S. C. MORTGAGE OF REAL ESTATE  
MAR 7 11 25 AM '72  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1224 PAGE 557

WHEREAS, Charles Cook d/b/a Charles Cook Cotton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 Twenty Thousand and no/100

Dollars (\$20,000.00) due and payable as follows: Three Hundred and no/100 (\$300.00) Dollars per month to be paid on principal and interest at 7% to be paid annually; first payment due March 7, 1972, and each month thereafter until paid in full,

with interest thereon from date at the rate of Seven 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 Greenville, in Greenville Township, on the South side of University Ridge, being bounded by property of University Ridge Homes, Inc., other property of the Grantor, and street known as University Ridge and having, according to plat by Pickell and Pickell dated March 23, 1948, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of University Ridge which pin is 120 feet in an easterly direction from Cleveland Street and running thence along the southern side of University Ridge N. 71-50 E. 48.7 feet to an iron pin at the corner of property of University Ridge Homes, Inc., thence S. 22-20 E. 108 feet to an iron pin, thence S. 64-40 W. 20.6 feet to an iron pin; thence N. 55-38 W. 69.1 feet along the northeast edge of an alley to an iron pin; thence continuing along the eastern edge of said alley N. 12-54 W. 54.6 feet to an iron pin at the point of beginning.

TOGETHER with the right to use the above mentioned alley for purposes of ingress and egress. The said alley is specifically shown on the above mentioned plat and said plat is to be recorded, Plat Book U, page 49.

Together with all and singular rights, members, hereditaments, 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.