

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, J. W. Cook and Dora E. Cook, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto J. Thomas Ligon, Sr.

(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 Thirteen Thousand Five Hundred

and No/100 (\$13,500.00) ----- DOLLARS (\$ 13,500.00 ),

with interest thereon from date at the rate of five (5%) per centum per annum, said principal and interest to be repaid: \$100.00 on the 10th day of June, 1949, and a like payment of \$100.00 on the 10th day of each successive month thereafter until paid in full; said payments to be first applied to interest, balance to principal, with the right to anticipate payment at any time after three years from date.

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 pursuant to the covenants herein 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 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, his heirs, 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 Capers Street, in the City of Greenville, being the major portion of Lot No. 75, as shown on plat of Crescent Terrace, recorded in Plat Book E at Page 137, and also being shown as Lot No. 3 on plat of the property of Thomas J. Ligon, Sr., made by J. Mac Richardson in June 1948, and having according to the last mentioned plat the following metes and bounds, to wit:

Beginning at an iron pin at the joint corner of Lots Nos. 75 and 74, as shown on plat of Crescent Terrace property, said point being the southwest corner of the property of Thomas J. Ligon, Sr., and running thence along the eastern side of Capers Street, N. 5-41 W. 61.7 ft. to iron pin, corner of other property owned by Thomas J. Ligon, Sr.; thence with line of said property, N. 84-34 E. 243.4 ft., more or less, to iron pin; thence S. 2-08 E. 60.8 ft. to iron pin; thence S. 84-19 W. 239.6 ft. to the point of beginning. Said premises are the same conveyed to the mortgagors herein by Thomas J. Ligon, Sr. by deed of even date to be recorded herewith, and this mortgage is given to secure a portion of the purchase price."

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.