

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME

FILED 883 585
GREENVILLE, S.C.

MAR 9 2 10 PM 1962

OLLIE FARNSWORTH
R.M.O.

WHEREAS CAROL RAY COKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. C. EATON

(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

ONE THOUSAND AND HUNDRED FORTY-SEVEN AND 00/100 Dollars (\$1,247.00) due and payable as follows: FORTY-FIVE AND 00/100 (\$45.00) ON THE 29TH DAY OF APRIL 1962 AND FORTY-FIVE AND 00/100 (\$45.00) ON THE 29TH DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL THE ENTIRE AMOUNT IS PAID IN FULL.

with interest thereon from date at the rate of FOUR 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 Mortgagee 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 OAKLAND TOWNSHIP, AND HAVING THE FOLLOWING METES AND BOUNDS:

BEING AT AN IRON PIN ON THE NORTHWEST CORNER OF J. C. EATON ON THE WEST SIDE OF GROVE GATEK ROAD AND THENCE RUNNING ALONG SAID ROAD IN A NORTHEASTLY DIRECTION 5.32 CHAINS TO AN IRON PIN, G. G. BRADY CORNER; THENCE ALONG THE BRADY LINE N 72° W 14.70 CHAINS TO A STONE; THENCE S 60° W 10.56 CHAINS TO A DOORWAY; THENCE S 42° W 10.00 CHAINS TO A STONE; THENCE S 17° 45' W TO A CONCRETE MONUMENT, CORNER OF LAND SOLD BY THE GRANTEE TO DURE POWER CO.; THENCE ALONG THE LINE OF THAT LAND, S 47° 45' E 1.35 FEET TO CONCRETE MONUMENT, CORNER J. C. EATON PROPERTY; THENCE ALONG THE EATON LINE N 71° 15' W 2.00 CHAINS TO A STONE; THENCE N 00° W 3.00 CHAINS TO A DOORWAY; THENCE EASTERLY ALONG EATON LINE 2.22 CHAINS TO THE BEGINNING; AND BEING A PORTION OF TRACT 2 AS SHOWN ON A PLAT OF "PROPERTY OF D. T. SMITH" RECORDED IN THE REC. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK G AT PAGE 290 AND BEING THE SAME PROPERTY CONVEYED FROM D. T. SMITH TO J. C. EATON BY DEED DATED AUGUST 6, 1949, AND RECORDED IN SAID REC. OFFICE IN DEED BOOK 402 AT PAGE 170.

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.

Paid in full

Feb. 6, 1964

J. C. Eaton

*Witness
Susan Pruitt*

*62 Feb 64
Ollie Farnsworth*

943 S.A. 22145