

GREENVILLE CO. S. C.

MORTGAGE

UCT. 15 10 02 AM 1962

OLLIE F. SMITH
R. M. C.

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James A. Cooke of Greenville, S. C. hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

General Mortgage Co.

a corporation hereinafter organized and existing under the laws of South Carolina called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Eight Thousand Eight Hundred and no/100 Dollars (\$ 8,800.00), with interest from date at the rate of five and one-quarter per centum (5 1/4 %) per annum until paid, said principal and interest being payable at the office of General Mortgage Co. in Greenville, S. C.

or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty-Two and 80/100 Dollars (\$ 52.80) commencing on the first day of December, 1962, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of November, 1987.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville State of South Carolina:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of Druid Street, in the City of Greenville, S. C., and being designated as Lots Nos. 5 and 6, Section A, Unit No. 2, and a part of Lot No. 13, Section H, Unit No. 2, on plat of Stone Estates as recorded in the RMC Office for Greenville County, S. C. in Plat Book G, pages 292 and 295, and having according to a more recent survey made by R. W. Dalton, Engineer, dated October, 1962, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Druid Street, joint front corner of Lots 6 and 7, Section A, Unit No. 2, which iron pin is also located 150 feet in a northerly direction from the northwesterly corner of Reid Street and Druid Street, and running thence N 78-38 W 150 to an iron pin in the common line of Lots 13 and 5, Section H, Unit No. 2; thence S 11-22 W 50 feet to an iron pin; thence S 78-38 E 150 feet to an iron pin, joint front corner of Lots 4 and 5, Section A, Unit No. 2, on the westerly side of Druid Street; thence along the westerly side of Druid Street N 11-22 E 50 feet to an iron pin, the point of beginning.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Mortgage Assigned to Duke City State Bank
on the 9th day of June, 1962 as Assignment recorded
in Vol. 114 of R. E. Mortgages on Page 114