

MORTGAGE

BOOK 953 PAGE 289

11 24 / 1964

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

Roy Lee Cook and Bertha P. Cook of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Cameron-Brown Company

, a corporation organized and existing under the laws of North Carolina, hereinafter 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 Thirteen Thousand and No/100----- Dollars (\$ 13,000.00), with interest from date at the rate of five and one-fourth per centum (5-1/4 %) per annum until paid, said principal and interest being payable at the office of Cameron-Brown Company in Raleigh, North Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Seventy-One and 89/100-----Dollars (\$ 71.89), commencing on the first day of May, 1964, 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 April, 1994.

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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as Lot #2 of a subdivision known as Hutton Court as shown on plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book NN at Page 101 and having, according to a more recent survey prepared for Roy Lee Cook and Bertha P. Cook by R. B. Bruce, R. L. S., dated March 25, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Eisenhower Drive (sometimes spelled Eisenhowser Drive, and sometimes known as Pearce Avenue), joint front corner of Lots 2 and 3, which point lies S. 73-39 W. 81 feet from the intersection of Eisenhower Drive and Hutton Court, and running thence with the northern side of Eisenhower Drive, S. 73-39 W. 65 feet to an iron pin, joint front corner of Lots 1 and 2; thence with the joint line of said lots, N. 16-21 W. 150 feet to an iron pin in the line of Lot 4; thence with the line of Lot 4, N. 73-39 E. 65 feet to an iron pin, joint rear corner of Lots 2 and 3; thence with the joint line of said lots, S. 16-21 E. 150 feet to the beginning corner.

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.

This Mortgage Assigned to Manufacturers & Traders Trust Co.

(2) From Buffalo Savings Bank
on 31 day of May 1991 Assignment recorded
in Vol. 2404 of R. E. Mortgages on Page 420
Bks 18 of June 1993 # 39180

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