

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

972 297

SEP 18 12 10 PM 1964

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Erskine
Carlos E. Cogins

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto R. W. Manley

(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

Eight Hundred and no/100-----

DOLLARS (\$ 800.00),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

In monthly installments of \$10.00 each, beginning on October 18, 1964, and with a like installment on the 18th day of each month thereafter until paid in full, with interest from date at the rate of six per cent, per annum, to be computed and paid monthly until paid in full.

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, near the City of Greenville, being shown and designated as Lot 32 as shown on a plat of property of William R. Timmons, Jr., recorded in Plat Book XX at page 9, and being more particularly described according to survey and plat by C. C. Jones, dated September 10, 1964, as follows:

BEGINNING at an iron pin on the Southern side of Avon Street, and running thence S. 67-29 E. 150 feet to a point; thence N. 68-15 E. 27.7 feet to a point; thence N. 0-44 W. 186.7 feet to a point on Larkspur Drive; thence with the line of said Drive, S. 89-16 W. 20 feet to a point on Larkspur Drive; thence N. 84-04 W. 60 feet to a point on Larkspur Drive; thence with the corner of Larkspur Drive and Avon Street, S. 63-30 W. 30.7 feet to a point on Avon Street; thence with Avon Street, S. 22-31 W. 143.2 feet to the point of Beginning.

Being the same property conveyed to Mortgagor by deed of William R. Timmons, Jr. dated Sep. 16, 1964, to be recorded.

It is understood and agreed that the lien of this mortgage is junior to that of a mortgage this day given to Shenandoah Life Insurance Company in the sum of \$12,800.00.

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.

7634
Sept 29, 1964
at 3:30 P.M.

Witness:
Shelma A. Pickens

Lien Released By Sale Under
Foreclosure 29th day of September
A.D., 1964. See Judgment Roll
No. 5-297
James P. McLaughlin
MASTER