

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN
OLLIE F. ARNOLD
R. M. C.

WHEREAS, I, Eugene Howell Cochran,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Carolina Mortgage Company

(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 Seven Hundred Fifty-Seven and 34/100-----Dollars (\$ 1,757.34) due and payable

Due and payable \$41.28 per month for 48 months beginning June 15, 1965; payments to be applied first to interest, balance to principal;

with interest thereon from date at the rate of Six (6%) 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 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, on the northern side of Derwood Lane known and designated as Lot No. 24 of Sharon Park Subdivision as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "EE", Page 130 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Derwood Lane, joint front corner of Lots Nos. 24 and 25 and running thence along the common line of said lots N. 51-00 W. feet to an iron pin; thence across the rear line of Lot No. 24 N. 64-53 E. 104.8 feet to an iron pin; thence with the common line of Lots Nos. 23 and 24 S. 57-41 E. feet to an iron pin on the northern side of Derwood Lane; thence with said Lane S. 29-42 W. 55 feet to an iron pin; thence continuing with said Lane S. 36-00 W. 55 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the mortgagor by deed dated February 15, 1957 and recorded in the R. M. C. Office for Greenville County in Deed Book 571, Page 265.

This is a second mortgage, subject only to that first mortgage given to C. Douglas Wilson, & Co. dated February 18, 1957 in the original amount of \$8750.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 705, Page 237.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby assigns, transfers and sets over unto NORTH AMERICAN ACCEPTANCE CORPORATION, the within mortgage, without recourse.

In the presence of: FIRST CAROLINA MORTGAGE COMPANY
[Signature] BY *[Signature]*

Kathy Simon Assignment Recorded May 11, 1965 at 4:44 P. M.

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 against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.