

GREENVILLE CO. S.C.  
JUN 9 1 27 PM 1966

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

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WHEREAS, Fred N. Cobb and Sara C. Cobb

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. H. Poole

(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 Three Hundred Fifty and no/100

Dollars (\$ 1,350.00 ) due and payable at Twenty-five and no/100 Dollars per month commencing on the first day of July, 1966 and continuing thereafter until January 1, 1967, at which time the monthly payment shall be increased to Fifty and no/100 Dollars permonth until the same be paid in full.

with interest thereon from date at the rate of None per centum per annum, to be paid:

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 in Bates Township and containing 6.04 acres of land according to a plat made thereof by Terry T. Dill, Registered Surveyor, on the first day of June, 1966 and according to said plat which is recorded in the R.M.C. Office for Greenville County in Plat Book at Page the said property has the following metes and bounds, to-wit:

"BEGINNING at an iron pin which is located in the center of Belvue Road at the intersection of Belvue Road and The Mill Road and proceeding thence along the center of The Mill Road, N. 69-30 W., 165 feet; thence N. 22-25 W., 819 feet to an iron pin; thence N. 87-54 E., 292 feet to an iron pin; thence S. 5-40 W., 385 feet to an iron pin in the center of Belvue Road; thence along the center of Belvue Road S. 31-00 W., 114 feet; thence continuing along the center of Belvue Road S. 45-45 W., 495 feet to the point of beginning." This contains a total area of 6.04 acres.

Together with all and singular rights, members, herditaments, 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.