



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James Ross Cobb and Bertha Cobb

(hereinafter referred to as Mortgagor) is well and truly indebted unto Franklin Finance and Loan Company, a corp.;

(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

Two thousand one hundred sixty and no/100 Dollars (\$ 2,160.00) due and payable

in thirty six (36) equal monthly installments of Sixty Dollars (\$60.00) each commencing on the 15th day of September 1966 and continuing thereafter for 36 months until paid in full.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: On Demand

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, Dunklin Township, lying and being about nine miles from Pelzer on the Gray Road, known as the Old Cobb Place, bounded on the north lands of Allison; on the east by lands of Estelle Meekins and Mamie Stewart, on the south by lands of J.H. Perkins; on the west by lands of Tripp and having the following courses and distances according to survey and plat of W.J. Riddle, Surveyor, March 10th, 1936, now on file with the Federal Land Bank of Columbia.

BEGINNING at an iron pin in road, corner Mamie Stewart, running thence with the road, N.34-30 W. 566 Feet to iron pin; thence N. 34-30 W. 158 feet to iron pin; thence N. 35W 297 feet to iron pin; thence N. 56-30 E. 43 feet to iron pin; thence N. 33 W. 514 feet to iron pin; thence N. 55-45 E. 891 feet to stone; thence S. 34-15 E. 330 geet to a stone; thence N. 55-45 E. 396 feet; thence N. 34-15 W. 330 feet to stake in branch; thence S. 55-45 W. 201 feet to iron pin; thence N. 72-30 W. 1538 feet to iron pin; thence S. 21E 977 feet to iron pin; thence S. 56-30 W. 1149 feet to stone; thence S. 46-38 E. 476 feet to stone; thence S. 44-30 E. 577 feet to stake in branch; thence N. 56-30 E. 1557 feet to beginning corner, containing 58.75 acres.

TRACT #1

BEGINNING at a point in the road running between the lands of Mamie Stewart and Ross Cobb and running thence S. 56-10 W. 1650 feet to a stake; thence S. 44-30 E. 577 feet to a stake in branch; thence N. 56-30 1557 feet along the line of lands of Ross Cobb and J.H. Perkins to an iron pin the the road aforesaid; thence N. 34-30 W. 566 feet to the beginning corner in said road, containing 21 acres, more or less, and being that lot conveyed by the mortgagor herin to Thomas B. Butler and Mary E. Butler on November 17, 1960, which conveyance is recorded in the R.M.C. office for Greenville County in Deed Book 664 at page 210.

TRACT #2

BEGINNING at a point in the center of a paved road and running with A.M. Stewart property line S. 72½W. 418 feet; thence running S. 21 E. 214 feet; thence running 426 feet parallel with the northern boundary to the center of the highway; thence running with the center of the highway 214 feet to the point of beginning, containing 2 acres, more or less, and being that lot conveyed by the mortgagor herin to James A. Donald and Eunice Celeste Donald on February 17, 1961, which conveyance is recorded in the R.M.C. Office for Greenville County in Deed Book 668 at page 416.

The latter conveyances have reduced the size of the original tract from 58.75 acres, more or less, to 35.75 acres, more or less.

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 thereform, 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.

For Satisfaction to this Mortgage see R. M. C. Book 1155 page 563.

SATISFIED AND CANCELLED OF RECORD
20 DAY OF May 1970
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:32 O'CLOCK A.M. NO. 25314

For Reference of 100 Acres - See Deed Book 664 Page 210 of 1960 - See Deed Book 668 Page 416 of 1961 - See Deed Book 664 Page 210 of 1960 - See Deed Book 668 Page 416 of 1961