

SEP 25 4 26 PM 1967

First Mortgage on Real Estate

**MORTGAGE**  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**JAMES A. COOKSEY** (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 **Four Thousand Two Hundred and No/100ths** -----

DOLLARS (\$ 4,200.00 ), with interest thereon from date at the rate of **six and three-fourths** per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

**October 1, 1977**

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the City and County of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 34 on the South side of Choice Street as shown on a plat of Oakland Heights by Cleveland & Williams, Agts., recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book C at page 147, and being more particularly described on the said plat as follows:

BEGINNING at an iron pin on the South side of Choice Street, which iron pin is 190 feet Northeast of the intersection of Oakland Avenue and Choice Street, and running thence on a line parallel to the line of Lot No. 33 S. 34-50 W. 150 feet to an iron pin on the line of Lot No. 37; thence S. 62-19 E. 50 feet to an iron pin joint rear corner of Lots Nos. 34 and 35; thence with the line of Lot No. 35 N. 34-50 E. 150 feet to an iron pin on Choice Street joint front corner of Lots Nos. 34 and 35; thence along Choice Street N. 62-19 W. 50 feet to an iron pin at the point of beginning.

This is the same property conveyed to the grantor herein by deed of J. A. Brown dated March 30, 1939, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 209 at page 507.