

DEED OF MORTGAGE
 TO SECURE THE PAYMENT OF A MORTGAGE
 IN THE COUNTY OF GREENVILLE, SOUTH CAROLINA

Witness the hand of John H. Cochran and Alice V. Cochran
 Mortgagor, and Sarah Kelley
 Mortgagee

(Mortgagee referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three Thousand and no/100 Dollars (\$3000.00) due and payable a cash payment of \$65.00 on the 15th day of June, 1971 and a like payment of \$65.00 on the 15th day of each and every successive month thereafter until paid in full. Payments first apply to interest and then to principal.

with interest thereon from date at the rate of 8 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, Bates Township, about one half mile West of the Town of Marietta, and being known and designated as Lot Number 15 of the Property of Central Realty Corporation, according to a plat of record in the R.M.C. Office for Greenville County in Flat Book V at page 91, and having the following metes and bounds, to-wit:

BEGINNING at a point in an old road at the Northeastern corner of Tract No. 14 (formerly a part of Tract No. 13) and running thence with the center of said old road S. 48-35 E. 200 feet to a point; thence S. 31-35 E. 156 feet to a point in the center of a County Road; thence with the center of said County Road N. 9-30 E. 206 feet to a point; thence continuing with the center of said County Road N. 9-00 W. 100 feet to a point; thence still continuing with the center of said County Road N. 22-15 W. 50 feet to a point; thence still continuing with the center of said Road N. 30-00 W. 45 feet to a point; thence S. 54-45 W. 235 feet to the point of beginning; containing 1.02 acres, more or less. This being the same identical lot conveyed to H. B. Green by Central Realty Corporation by deed bearing date of March 13, 1951 and recorded in Volume 430 at page 435 R.M.C. Office for Greenville County. See also Book 463 at page 464.

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