

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomas GREENVILLE CO. S.C. Greenville, S. C.

FILED

SEP 29 4 07 PM '71

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

OLLIE FARNSWORTH
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. Kenneth Cobb

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Kathryn J. Quinn

(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

Five Thousand and no/100-----DOLLARS (\$ 5,000.00),
with interest thereon from ~~xxx~~ December 29, 1971 at the rate of _____ per centum per annum, said principal and interest to be repaid: \$1,500.00 On the first draw from the proceeds of the construction loan, \$1,500.00 on the second draw from the proceeds of the construction loan, and \$2,000.00 on the third draw from the proceeds of the construction loan with the entire balance due and payable no later than 90 days from date

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, being shown as lot no. 1 on plat entitled "William R. Timmons Property" recorded in Plat Book 000 at Page 137 in the R.M.C.. Office for Greenville County and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the corner of Golf Course Road and a County Road and running thence with Golf Course Road S. 53-21 E. 215 feet to an iron pin; thence S. 36-39 W. 225 feet to an iron pin; thence N. 53-21 W. 174.3 feet to an iron pin on the eastern side of a County Road; thence with the eastern side of said Road N. 26-41 E. 228.6 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Kathryn J. Quinn to be recorded herewith.

This mortgage is junior in lien to a mortgage to First Federal Savings and Loan Association in the amount of \$24,500.00 dated September 29, 1971.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.