

FILED
GREENVILLE CO. S. C.

BOOK 1216 PAGE 43

DEC 9 4 17 PM '71
MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Floyd L. Cobb,

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

WHEREAS, the Mortgagor is well and truly indebted unto North Carolina National Bank,
Tryon, North Carolina,
(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

Fifteen thousand five hundred and no/100-----DOLLARS (\$15,500.00),
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: Payable at the rate of \$314.29 per month, including principal and interest at the rate of 8 per cent per annum, the first payment being due January 1, 1972 and a like payment of \$314.29 due on the first day of each month thereafter until paid in full, payments to be applied first to interest and then to principal.

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, and more particularly described as follows:

BEGINNING At an iron pin on the north margin of a road leading from the head of Lake Lanier to Dark Corner, said iron pin being a corner of the Lake Lanier property, and runs from said iron pin with line of Lake Lanier property North 21° 15 min. West 598 feet to stake with a Black-Gum pointer, corner of the W. A. Fisher estate land; thence with four lines of the Fisher property as follows: North 89° 45 min. West 130 feet to a stake; North 85° 15 min. West 236 feet to a stake; North 78° 20 min. West 223 feet; North 74° 30 min. West 44 feet to a stake with a Chestnut Oak pointer, corner of J. Roy Pennell; thence with the Pennell line South 592 feet to an iron pin by a Pine on the north margin of the above-stated road; South 79° 6 min. East 139.3 feet to an iron pin; thence North 24° 03 min. East 306 feet to an iron pin; thence South 52° 57 min. East 155 feet to an iron pin; thence South 1° 34 min. West 231.7 feet to an iron pin on said road; thence with said road, South 79° East 179 feet to an iron pin; South 85° East 100 feet; North 69° 15 min. 200 feet to the beginning corner, and containing 8.81 acres, more or less.

This is the same property conveyed to the Mortgagor herein by deed recorded in Deed Book 315 at Page 402 in the RMC Office for Greenville County, less a 1.19 acre tract conveyed by Floyd L. Cobb by deed recorded in Deed Book 582 at Page 332.

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.