

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.

BOOK 1222 PAGE 43

FEB 10 2 13 PM '72

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. H. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. W. COBLE, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. R. RICHARDSON, SR.

(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

NINETEEN THOUSAND AND NO/100-----Dollars (\$ 19,000.00) due and payable

ten (10) years after date with privilege of anticipation at any time and in any amount without penalty

with interest thereon from date at the rate of six per centum per annum, to be paid: quarterly

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 near the City of Greenville, being known and designated as Lot No. 256, as shown on a plat of Sherwood Forest, recorded in Plat Book GG, at page 70, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin in the northern side of Robin Hood Road, at the joint front corner of Lots Nos. 256 and 257, and running thence with the joint line of said lots, N. 33-41 W. 160.3 feet to an iron pin in line of lot No. 225; thence with line of said lot, S. 58-43 W. 57.1 feet to an iron pin in the Eastern side of Forest Green Road; thence with said Road, S. 5-53 E. 32 feet; thence continuing with said Road, S. 6-58 E. 110.8 feet to an iron pin; thence with the intersection of said Road and Robin Hood Road, the chord of which is S. 64-36 E. 37.4 feet to an iron pin in the northern side of Robin Hood Road; thence with said Road, N. 57-47 E. 103 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of William W. Pryor, et. al. recorded in Deed Book 705, at page 178.

It is understood and agreed that this mortgage is junior in lien to that held by Fidelity Federal Savings & Loan Association in the original amount of \$14,000.00 recorded in Mortgage Book 849, at page 36, having a current balance of \$9,179.98.

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.