

APR 11 10 24 AM '72

STATE OF SOUTH CAROLINA OLLIE FARNSWORTH
COUNTY OF GREENVILLE R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1228 PAGE 489

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES A. COBB AND BARBARA H. COBB

(hereinafter referred to as Mortgagor) is well and truly indebted unto PEOPLES NATIONAL BANK

(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 THREE THOUSAND EIGHT HUNDRED NINETEEN AND NO/100

----- Dollars (\$3,819.00) due and payable
at the rate of Sixty Three & 65/100 (\$63.65) Dollars per month, with the first payment being due on the 10th day of May, 1972 and each month thereafter until principal and interest have been paid in full for a total of sixty months. It is understood and agreed that interest charges and credit life insurance premiums in the total amount of \$919.00 have been computed and included in the principal amount of this Note. Said interest has been computed at the rate of 5 1/2% per annum with interest thereon from date at the rate of eight per centum per annum, ~~to-wit:~~

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 known and designated as Lot No. 41 of a subdivision known as Oakland Terrace, Section 2, as shown on a plat thereof being recorded in the RMC Office for Greenville County in Plat Book 4E at page 193 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Engel Drive, joint front corner of Lots 41 and 42 and running thence with the joint line of said Lots, S. 43-16 E. 150 feet to an iron pin; thence S. 37-50 W. 101.3 feet to an iron pin, joint rear corner of Lots No. 40 and 41; thence with the joint line of said Lots, N. 43-16 W. 165.4 feet to an iron pin on the southeastern side of Engel Drive; thence with said Drive, N. 46-44 E. 100 feet to the beginning corner.

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.