

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.  
COUNTY OF GREENVILLE

FILED

SEP 26 9 05 AM '72

BOOK 1250 PAGE 581

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, Walter Robinson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wilton T. Cook and Hester D. Cook

(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 Twenty Thousand and No/100-----

----- Dollars (\$ 20,000.00 ) due and payable as follows: \$5,000.00 plus accrued interest one year from date, and \$5,000.00 plus accrued interest on each anniversary date thereafter until the entire amount has been paid.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: annually.

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, in Oaklawn Township, on the western side of S.C. Highway No. 247, and having, according to a Plat of a portion of Mrs. Lessie K. Smith's property, prepared by John C. Smith, RLS, in January, 1968, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book VVV at Page 189, the following metes and bounds, to-wit:

BEGINNING in the center of S.C. Highway 247, at the joint front corner of the property herein conveyed, and a four (4) acre tract of land retained by Lessie K. Smith, and running thence along the center of said road, S. 06-38 E. 200 feet to a point in the center of said road; thence S. 00-50 E. 200 feet to a point in the center of said road; thence S. 05-19 W. 200 feet to a point in the center of said road; thence S. 11-20 W. 200 feet to a point in the center of said road; thence S. 18-08 W. 250.0 feet to a point in the center of said road; thence S. 21-22 W. 751.6 feet to a point in the center of said road; thence along a line of property of D.C. Gilliam, N. 83-01 W. 234.4 feet to an old iron pin; thence continuing along a line of said D.C. Gilliam property, S. 21-15 W. 213.0 feet to an old iron pin; thence along a line of Albertson property, N. 83-35 W. 812.5 feet to an old iron pin; thence continuing along a line of Albertson property, N. 10-24 E. 733.9 feet to an iron pin; thence continuing along a line of Albertson property, S. 73-37 W. 908.2 feet to an old iron pin; thence along a line of Jordan property N. 16-06 E. 396.0 feet to an old iron pin; thence along a line of Kelly property, N. 74-06 E. 692.0 feet to an old iron pin; thence continuing along a line of Kelly property N. 51-41 E. 1120.0 feet to an iron pin; thence along a line of property of Lessie-K. Smith S. 29-59 E. 282.4 feet to an iron pin; thence along a line of said Lessie K. Smith property, S. 53-48 W. 550.9 feet to the beginning corner and containing 50.63 acres, more or less.

Together with all and singular rights, members, herditaments, 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.