

GREENVILLE, S. C.

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MORTGAGE OF REAL ESTATE—Prepared by E. RANDOLPH STONE, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

REGULATION NO. 22
COMPLIED WITH

WHEREAS, Thomas A. Cothran, III, and Carol Jean E. Cothran,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas A. Cothran, Jr.,

(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 Ten Thousand and No/100-----

Dollars (\$10,000.00) due and payable

as follows: \$89.89 on the first day of March, 1973, and \$89.89 on the first day of each and every month thereafter, until the entire amount is paid in full,

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

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, Dunklin Township, on the northeastern side of S.C. Hwy. 23-51, and being more fully described, according to a plat of "Property of Tom Cothran," prepared by Jones Engineering Service, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-Y at Page 49, as follows:

Beginning at a nail and cap in the center of S.C. Hwy. 23-51, at the southwestern corner of the property herein conveyed, and running thence along a line of land of Thomas A. Cothran, Jr., N. 42-36 E. 258 feet to a point; thence along a line of property of Thomas A. Cothran, Jr., S. 52-26 E. 180 feet to a stone; thence along a line of property of Troy Epps, S. 68-05 W. 263.6 feet to a nail and cap in the center of S.C. Hwy. 23-51; thence along the center of said Hwy., N. 75-58 W. 75 feet to the beginning corner, and being a part of the property conveyed by Ernest G. Holliday to Thomas A. Cothran, Jr., by deed dated February 18, 1970, and recorded in said RMC Office in Deed Book 884 at Page 546.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all 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.