

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN
 GREENVILLE CO. S. C.

FILED

JUN 26 4 59 PM '73

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, we, W. W. Cole & Annie B. Cole

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

Dudley W. Wright

(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

-----Seven Thousand & No/100-----Dollars (\$ 7000.00) due and payable in full within ten (10) years from date, at the rate of \$ 83.10 each consecutive month, with final payment being in the amount of \$81.61, including interest. The balance of principal may be paid in full at any time without penalty.

with interest thereon from date at the rate of $7\frac{1}{2}\%$ per centum per annum, to be paid:

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 Greenville Township, in Subdivision known as Sans Souci Annex, fronting 52 feet on the East side of Davis Street, and running back in parallel lines to the right of way of G. S. and A. Railway Company, and being better known and designated as Lot No. 40 as shown on Plat Book "C", at Page 158, reference being thereunto craved for a more complete description.

This is the same lot of land conveyed to Ethel M. Wright by H. W. Barton by deed dated December 31, 1946, and recorded in the RMC Office for Greenville County in Deed Book "M" at Page 504. This is the same property inherited by James Wright, K. O. Wright & Marion W. Atkison, and conveyed by Deed of the said Heirs of the said Ethel M. Wright on May 20, 1966, to the Mortgagee, said Deed recorded in the RMC Office for County & State aforesaid, in Book 858, Page 553.

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.