

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.
DEC 27 12 39 PM '73
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JACK COCHRAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES E. CHILDRESS AND LENORA J. CHILDRESS

(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 **Nine Thousand, Three Hundred and Thirty-three**

& 67/100----- Dollars (\$ 9,333.34) due and payable

in two annual installments of Four Thousand, Six Hundred and Sixty-six (\$4,666.67) & 67/100 Dollars each, the first installment to become due one year after date, and the second installment two years after date, with right of the maker hereof to anticipate payments with interest thereon from date at the rate of Seven per centum per annum, to be paid: with each annual principal payment computed upon the unpaid balance

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 Gantt Township, near the City of Greenville, on the Southeast side of Old Grove Road, and shown as a portion of Lot 15 on plat of property of H. S. Garrison, recorded in the RMC Office for Greenville County in Plat Book C at page 98, and having, according to a more recent survey made by J. Mac Richardson, L. S., April 7, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Old Grove Road, said pin being 340 feet in a Northeasterly direction from the point where the Southeast side of Old Grove Road intersects with the East side of U. S. Highway No. 29, and running thence along line of other property now or formerly of Louise Brown Coker, et al., S. 61-45 E. 319.1 feet to iron pin; thence along line of N. O. Burns, N. 66-0 E. 157.9 feet to an iron pin; thence along line of property of John S. Collins, N. 61-45 W. 396.2 feet to an iron pin on the Southeast edge of Old Grove Road; thence along the Southeast edge of Old Grove Road, S. 37-27 W. 125 feet to the beginning corner.

ALSO, all of the interests of the grantors in and to that strip of land lying within the right of way of Old Grove Road in front of and adjacent to the above lot extending over to the center line of Old Grove Road.



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.

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