

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

JAN 7 10 33 AM '74  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JACK COCHRAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA,  
N. A.

(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 **Forty Thousand & no/100---**

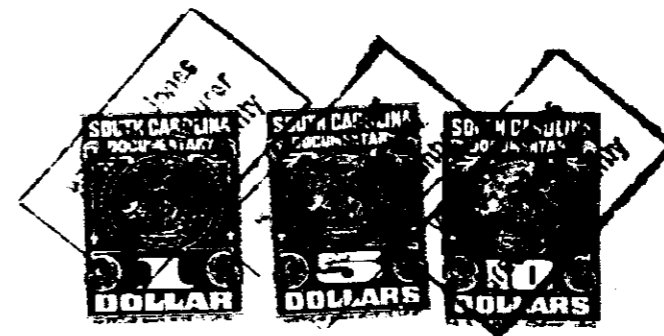
Dollars (\$40,000.00) due and payable  
in 120 equal monthly installments of Five Hundred and Six (\$506.71) & 71/100  
Dollars each, the first installment to be due February 15, 1974, and a like  
installment to be due on the 15th day of each and every month thereafter,  
payments to be applied first to interest balance to principal, until paid in  
full  
with interest thereon from date at the rate of Nine 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 Gantt Township, near the City of Greenville, on the Southeast side of Highway No. 29 and Old Grove Road, and being a portion of Lot 15 on plat of property of H. S. Garrison, recorded in Plat Book C, at Page 98, RMC Office for Greenville County, and according to more recent surveys made by W. J. Riddle, L. S., July 1945, and J. Mac Richardson, L. S., April 7, 1954, having the following courses and distances, to-wit:

BEGINNING at a point on the Southeast side of Old Grove Road, which point is 340 feet from the intersection of Old Grove Road and Highway No. 29, and running thence with line of property formerly conveyed to Paula G. Vaughan by the grantors herein, S. 61-45 E. 319.1 feet to an iron pin on R. O. Burns line; thence with Burns line and line of R. D. Cochran and Mrs. Louis Prince, N. 66-0 E. 547.5 feet to right of way of Highway No. 29; thence with right of way of said Highway, N. 16-53 E. 82 feet to iron pin; thence with right of way of Old Grove Road, N. 33-35 E. 190 feet; thence continuing with said right of way, N. 37-27 E. 150 feet to the point of beginning.



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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