

FILED
GREENVILLE CO. S. C.
MAR 1 11 26 AM '74
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1303 PAGE 86

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Dunson Realty Company, Inc.
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto John C. Cosby, Jr. and Mary Stuart P. Cosby (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

Three Thousand and No/100----- DOLLARS (\$ 3,000.00),
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: on or before October 1, 1974

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, being more particularly described on plat of the property of John C. Cosby, Jr. and Mary Stuart P. Cosby, prepared by J. C. Hill, RLS, dated June 17, 1955, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Penn Street, said point being located N. 58-36 E. 1471.85 feet from the Northeastern side of Augusta Street, and running thence N. 25-51 W. 125.7 feet, more or less, to a point; thence N. 58-40 W. 233.15 feet, more or less, to an iron pin; thence S. 24-31 E. 126.5 feet to an iron pin; thence S. 58-36 W. 233.15', more or less, to the point of beginning.

The President and Treasurer are the sole officers required to sign this mortgage.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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