

SEP 13 10 50 AM '75

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JOHN S. TANKLESLY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ernest A. Cordes and Lea K. Cordes

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust Company

(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 eight hundred sixty-two and 02/100ths----- Dollars (\$ 9,862.02) due and payable in 60 equal monthly payments of \$182.63 each, first payment to be due and payable on October 15, 1975 and successive payments are due and payable on the 15th day of each successive month thereafter until paid in full. Interest on this note is calculated at seven (7%) percent per annum on an add-on bases and the face amount state above includes all such interest which has been computed at the rate of per centum per annum, to be paid: with interest thereon from added to the principal amount of \$7,500.00. The afore-said payments ar to be applied first to interest and the balance on account of unpaid principal.

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 Hopewell Community containing 5.00 acres as shown on plat entitled "Property of James Robert Gault" prepared by Campbell & Clarkson dated April 6, 1968 and recorded in Plat Book ZZZ at Page 7 in the RMC Office for Greenville County and having the following metes and bounds, to-wit:

Beginning at an iron pin near the center of a County Road called Richardson Road at joint corner of 7.41 acres tract owned by J. E. Russell; thence along Russell line, S 50-19 E 996.75 feet to an iron pin on property of Lewis Thackston; thence along Thackston line, N 29-15 W 93.5 feet to an iron pin in the center of a branch; thence along other property, now or formerly, of James E. Russell and Mary K. Russell, N 28-51 W 716.5 feet to a point near the center of Richardson Road; thence along center of said Richardson Road, the following courses and distances: N 85-36 W 182.9 feet; S 82-38 W 100 feet, S 71-55 W 100 feet and S 64-42 W 100 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.

RECORDED

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