

MAR 13 9 50 AM '78

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CREE COMPANY

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

(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 Twenty Two Thousand, Seven Hundred, Twenty and No/100

----- Dollars (\$ 22,720.00 ) due and payable  
in two annual installments of Eleven Thousand, Three Hundred, Sixty and No/100  
(\$11,360.00) Dollars each, the first to be paid on March 18, 1977, and the  
second on March 18, 1978,

with interest thereon from date at the rate of 6% per centum per annum, to be paid: annually  
on the above dates.

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 <sup>tract</sup> 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 Chick Springs Township, on the southwest side of the road leading from Worley's store on the Chick Springs road to the Holiness Church on the Paris Mountain road and containing 7.51 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of said road, which pin is 205 feet from the corner of the Jim Davis property, and running thence S. 70-1/2 W. 528 feet to an iron pin; thence S. 8 W. 593.34 feet to an iron pin, corner of the lot now or formerly belonging to C. A. Turner; thence with his line, N. 70-1/2 E. 834.24 feet to an iron pin in the center of said road; thence with the center of said road, N. 26 W. 508.20 feet, more or less, to the beginning corner.



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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