

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

FILED  
 GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

THIS 13 11 37 PM '76 TO ALL WHOM THESE PRESENTS MAY CONCERN:  
 DONNIE S. TANKERSLEY  
 R.F.C.

WHEREAS, Frances H. Cobb

hereinafter referred to as Mortgagor) is well and truly indebted unto Troy W. Gosnell, Sr.

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

Five thousand----- Dollars (\$ 5,000.00 ) due and payable

as follows: One hundred dollars (\$100.00) on the 3rd day of July, 1976, and the like sum on the 3rd day of each calendar month thereafter until paid in full, all payments to be applied first to earned interest and the balance to principal,

with interest thereon from date at the rate of 8½ per centum per annum, to be paid: monthly

as above set forth

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:

All that certain lot of land in Greenville Township, State of South Carolina, on the south side of Arch Street Extension, near the Bramlett Road, being known and designated as portions of Lots Nos. 25 and 26 of a subdivision of the property of F. B. Massingale made by J. Coke Smith & Sons, Surveyors, May 15, 1947, and recorded in the R. M. C. Office for Greenville County in Plat Book W., page 109, and having the following metes and bounds according to said plat:

BEGINNING at a stake on the south side of Arch Street Extension 23 feet from the joint corner of Lots Nos. 26 and 27, and running thence in a southwesterly direction with the south side of Arch Street Extension 60 feet to a stake; thence in a southeasterly direction 228.6 feet, more or less, to a stake in the rear line of Lot No. 25 (which stake is 23 feet from the corner of Lot No. 26); thence No. 60-25 E. 60 feet to a stake (which stake is 23 feet from the corner of Lot No. 27); and thence in a northwesterly direction 228 feet, more or less, to the beginning corner.

This mortgage is given to secure the unpaid portion of the purchase price of said property.



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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