

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
MAR 2 11 25 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

VOL 1458 PAGE 885

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIE B. COOK and LUCILLE L. COOK

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

LERoy CANNON REALTY, INC.

(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 & No/100-----Dollars (\$ 3,000.00) due and payable

In equal Monthly installments (Including principal and interest) of \$63.75,

with interest thereon from date at the rate of 10% per centum per annum, to be paid: Monthly

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:

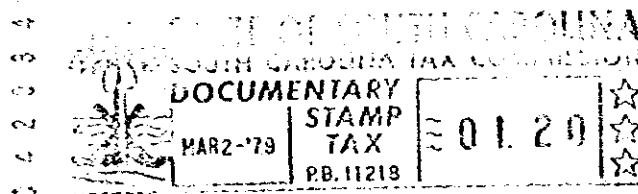
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 1 acres according to a plat for Willie B. Cook and Lucille L. Cook, and being prepared by Charles K. Dunn and T. C. Keith Associates, Registered Land Surveyors and being dated the 21st day of February, 1979.

BEGINNING at a Persimmon Stump at the joint properties of Willie B. and Lucille L. Cook and property now or formerly of A. C. Garrett, and running thence N. 75-59 W. 638.48 feet to an old iron pin; thence along the line of property of Willie B. and Lucille Cook, S. 40-19 E. 538.0 feet to the beginning corner.

This being a portion of the same property conveyed unto Leroy Cannon Realty, Inc., by Master's deed recorded in the R. M. C. Office for Greenville County, S. C. in Deed Volume 1086 at page 985, and being recorded September 8, 1978.

This is a purchase money mortgage.

GCTO -----3 MR. 279 1128



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 such 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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