

Mortgagee's address: 8598 Leesburg Pike, Vienna, Virginia 22180

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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16 PH '80  
MORTGAGE OF REAL ESTATE

BOOK 1503 PAGE 55

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ralph S. Cochran

(hereinafter referred to as Mortgagor) is well and truly indebted unto Templeton Oldsmobile, 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 Forty-Six Thousand and No/100-----

----- Dollars (\$46,000.00) due and payable in eleven (11) equal Quarterly installments of \$1,506.96 each, to be applied first to interest on the unpaid balance and then to principal. The first installment specified herein shall be due and payable three months from above date and continue thereafter on said even date (every Quarter). Payment in full (balloon payment) in the amount of \$46,514.15 to be made three years from date.

with interest thereon from date at the rate of 12.5 per centum per annum, to be paid: Quarterly

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 those pieces, parcels or lots of land with the buildings and improvements thereon, in the County of Greenville, State of South Carolina, being known and designated as Lots Nos. 127, 128, and 129, Chestnut Hills, and having according to plat thereof recorded in the RMC Office for Greenville County, S.C., in Plat Book GG at Page 35, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of U.S. Highway No. 29 at the northeastern intersection of U.S. Highway No. 29 and Sequoia Drive, and running thence with the eastern side of U.S. Highway No. 29 N. 1-20 E. 215 feet to an iron pin; thence S. 70-34 E. 135.7 feet to an iron pin in the joint rear corner of Lots Nos. 126 and 127; thence with the line of Lot No. 126, S. 1-20 W. 197.8 feet to an iron pin in the northern side of Sequoia Drive; thence with the northern side of Sequoia Drive N. 88-40 W. 105 feet to an iron pin; thence with the curve of the intersection of Sequoia Drive and U.S. Highway No. 29, the chord of which is N. 43-40 W. 35.4 feet to the point of beginning.

ALSO:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, at the southeastern corner of U.S. Highway No. 29 and Sequoia Drive and being known and designated as Lot No. 130 of the Subdivision known as Chestnut Hills, a plat of which is recorded in the RMC Office for Greenville County in Plat Book GG at Page 35 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the south side of Sequoia Drive at the joint corner of Lots 130 and 131 and running thence S. 14-51 W. 153.7 feet to a point; thence N. 59-39 W. 154.4 feet to a point on U.S. Highway No. 29; thence with said Highway N. 1-20 E. 75 feet to a point; thence around the curve of the intersection of said highway and said drive N. 46-20 E. 35.4 feet to a point on said drive; thence S. 88-40 E. 105 feet to a point; thence S. 87-59 E. 38.6 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of the mortgagee herein as recorded in Deed Book 1125 at Page 654, in the RMC Office for Greenville County, S.C., on May 12, 1980.

Amortization Schedule "A" is attached hereto and made a part hereof.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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