

FILED
PLEASE MAIL TO MORTGAGE ADDRESS: 513 Margorie St., Oxceola, Arkansas, 72370

AUG 21 10 56 AM '80
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY

EDWARDS, DUGGAN & REESE
PURCHASE MONEY
MORTGAGE OF REAL ESTATE

Attorneys-at-Law
P.O. Box 126
Greer, S.C. 29651

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Louie A. Cochrum and Dale M. Cochrum

(hereinafter referred to as Mortgagor) is well and truly indebted unto Leon Thomas Eubanks and Mary Frances W. Eubanks

(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 Thirty-three thousand and No/100 -----
-----Dollars (\$33,000.00) due and payable

in 360 equal monthly installments of \$314.27 each, with the first payment being due on September 17, 1980 and the last payment being due on August 17, 2010.

with interest thereon from date at the rate of 11% 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:

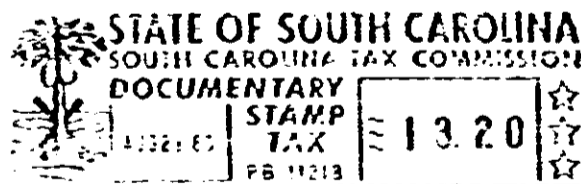
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Glassy Mountain Township in the Gowensville Community, and containing approximately 1.40 acres according to a plat entitled "J. D. Lanford to Gowensville Baptist Church" prepared by J. Q. Bruce, Surveyor, dated February 6, 1967 and recorded in the R.M.C. Office for Greenville County in Plat Book GGG at Page 511. According to such plat, the subject plat fronts on the easterly side of South Carolina Highway #14 a total distance of 262 feet.

LESS, HOWEVER, a small portion thereof, amounting to approximately .04 acres taken by the South Carolina Highway Department for a slight widening and/or re-routing of the aforesaid South Carolina Highway #14.

THIS property is conveyed subject to the right of way of the aforesaid South Carolina Highway #14; to the riparian rights of other owners in and to that certain branch constituting the easterly line of the subject property; and to such other matters as would be revealed by a current, accurate, resurvey of the subject premises.

THIS is the same property conveyed to the Mortgagors herein by deed of Leon Thomas Eubanks and Mary Frances W. Eubanks to be recorded of even date herewith.

REC'D ON 21 1980



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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