

GR... FILED  
MORTGAGE OF REAL ESTATE -  
S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DEC 15 AM '80  
MORTGAGE OF REAL ESTATE

BOOK 1520 PAGE 50

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EDWARD D. COTHRAN AND JANICE J. COTHRAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLES B. JONES

(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 Six Thousand Three Hundred One and 94/100

Dollars (\$6,301.94) due and payable

as follows: One Thousand Two Hundred and No/100 (\$1,200.00) Dollars to be paid on June 21, 1980, and a like amount yearly until paid in full, this amount being both principal and interest.

with interest thereon from date hereof at the rate of nine (9%) per centum per annum, to be paid: annually

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 Highland Township, having the following metes and bounds, to-wit:

BEGINNING in center of new State Road, corner of Slatton property, and running along south side of plantation road in easterly direction with the Slatton line to Neals Creek, corner of Slatton property, thence with the said creek in northwesterly direction to mouth of ditch, corner of Sexton property; thence with said ditch or gully in southwesterly direction to Hightower property line at corner of Sexton property; thence south to big rock in the old State Road; thence in an easterly direction 255.5 feet to an iron pin; thence in southerly direction 355 feet to an iron pin; thence in westerly direction 155 feet to an iron pin in center of State Road; thence in southerly direction 295 feet along road to beginning corner.

Derivation: Clyde Harbert and Geneva F. Harbert, Deed Book 1139, Page 540, recorded in the RMC Office for Greenville County December 31, 1980.

GCTO --- 1 DE31 80 802

DOCUMENTARY STAMP \$ 2.50

4.00001

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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