

P.O. Box 1306, SPARTANBURG, S.C. 29304

1544-536

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

FOR ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Nancy Sue Wade Cobb

(hereinafter referred to as Mortgagor) is well and truly indebted unto William T. Rucker

(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-two thousand and Seven Hundred and Sixty---- Dollars (\$32,760.00) due and payable

with interest thereon from date at the rate of 8 per centum per annum, to be paid: 1 year from date

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 accounts 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, South Carolina, continuing 13.5 Acres more/less according to the plat of property R. Kenneth Cobb by Jones Eng. Service on December 20, 1972, having according to said plat the following metes and boulder, to wit: Beginning at an Iron Pin on Augusta Road and running; thence along Augusta Road N 21-26 W 50 feet to an old angle iron; thence continuing along Augusta Road N 24-11 W 117 feet to an old angle iron; thence continuing with said Augusta Road N 24-41 W 400 feet to an Iron Pin; thence S 79-00 W 1,920 feet to an Iron Pin; thence S 32-28 W 69 feet to an old Iron Pin; thence S 77-38 E 123.1 feet to an Iron Pin; thence S 81-39 E 150 feet to an Iron Pin; thence N 88-28 E 95.7 feet to an old Iron Pin; thence S 87-57 E 493.5 feet to an Iron Pin; thence N 86-33 E 200.9 feet to an Iron Pin; thence S 76-08 E 127.5 feet to an Iron Pin; thence N 2-13 E 95 feet to an Iron Pin; thence N 53-04 E 118.3 feet to an Iron Pin; thence S 88-27 E 211.7 feet to an Iron Pin; thence S 2-183 W 422.8 feet to the center of Woodville-Pelzer Road; thence along center of said Woodville-Pelzer Road S 88-29 E 56.6 feet Iron Pin; thence N 3-29 E 235.8 feet to Iron Pin; thence N 84-50 E 164.8 feet to Iron Pin; thence S 8-17 W 22.3 feet to Iron Pin; thence W 87-01 E 203.9 feet to Iron Pin; thence S 6-33 E 70 feet to Iron Pin; thence N 78-42 E 241.8 feet to Iron Pin; thence beginning corner.

This being the same property deeded to the mortgagor herein on February 1, 1973, by deed of R. Kenneth Cobb recorded at Greenville County, South Carolina in Deed Book 966 at page 293.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
FEB 13 1973

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Together with all and singular rights, members, heritaments, 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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