

MORTGAGE OF REAL ESTATE

BOOK 1561 PAGE 995

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
10 00 04 '82
S. C.
RSLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Eleanor Cooksey

(hereinafter referred to as Mortgagor) is well and truly indebted unto Red Arrow Garage Equipment Sales, 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 Ten Thousand and 00/100

Dollars (\$ 10,000.00) due and payable

according to the Surety Bond between the Mortgagors and Mortgage executed August 27, 1981.

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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, the Mortgagee's heirs, 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 7.79 acres, more or less, according to a plat of Property of Maxwell O. Center, Jr., prepared by Campbell & Clarkson Surveyors, Inc. on August 7, 1973 to be recorded of even date herewith, and having such metes and bounds appear by reference to such plat.

ALSO: ALL that lot of land in said State and County located on the Southern side of Batson Road and being a part of Tract No. 1 of Thad E. Sammons Property as shown by Plat recorded in Plat Book V at Page 169 and being shown on a more recent plat made for James L. Howard by Carolina Surveying Company, dated April 9, 1971 to be recorded of even date herewith and having such metes and bounds as appear by reference to such plat.

THIS being the same property as conveyed to the Mortgagors herein by deed of William F. Roberts and Sallie O. Roberts and being recorded in the R.M.C. Office for Greenville County in Deed Book 1091 at Page 138 on November 2, 1978.

THE address of the Mortgagee herein is:

RED ARROW GARAGE EQUIPMENT SALES, INC.
P.O. Box 343
Travelers Rest, South Carolina 29690

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JAN 25 82
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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
94.00

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 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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