

MORTGAGE OF REAL ESTATE -

BOOK 1589 PAGE 845

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S.C.
MORTGAGE OF REAL ESTATE
PH '82
TO ALL WHOM THESE PRESENTS MAY CONCERN:
SLEY

WHEREAS, PHYLLIS M. COCHRANE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THYRA COCHRANE

(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 Twenty-one thousand two hundred and no/100-----
----- Dollars (\$21,200.00) due and payable beginning January 1, 1985 in such amount as may be agreed to by the parties at that time; until January 1, 1985, interest only shall be paid annually at the rate of fourteen (14%) per cent per annum.

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:

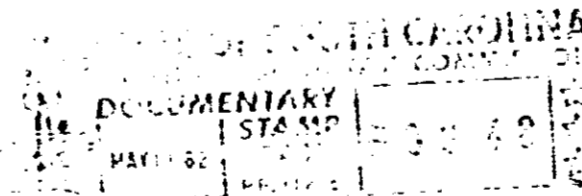
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being known and designated as Lot No. 93 of a subdivision known as Pebble Creek, Phase I, as shown on plat thereof prepared by Enwright Associates, Engineers, dated October, 1973, and recorded in the R.M.C. Office for Greenville County in Plat Book 5-D at Page 1-5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the joint front corner of Lots 93 and 94 and following line of Lot 93 N. 42-05 W. 27.98 feet; thence N. 50-20 W. 54.4 feet to an iron pin in the joint front corner of Lots 92 and 93; thence running along line of said lots N. 34-32 E. 179.76 feet to an iron pin in the joint rear corner of Lots 92 and 93; thence running along line of Lot 93 S. 59-51 E. 169.38 feet to an iron pin in the joint rear corner of Lots 93 and 94; thence following line of said lots S. 58-30 W. 215.02 feet to the point of beginning.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Roy T. Cochrane recorded in the R.M.C. Office for Greenville County in Deed Book 1124 at Page 295 on April 18, 1980.

This mortgage is junior in lien to that certain mortgage held by Carolina Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County in Mortgage Book 1402 at Page 58 on June 23, 1977; and to that certain mortgage held by Thyra Cochrane recorded in the R.M.C. Office for Greenville County in Mortgage Book 1405 at Page 249 on July 26, 1977.



Thyra Cochrane
~~22 Hicklams Street~~
~~Glen Head, New York 11545~~
2207 Wade Hampton Blvd.
Greenville, SC 29615

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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