

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JAN 10 1984
R.M.C.

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

WHEREAS, EDNA M. COOK

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST CO., 1301 Pendleton Street, Greenville, SC 29611,

(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 70/100

Three Thousand Eight Hundred Seventy-Eight and / Dollars (\$ 3,878.70) due and payable in sixty (60) monthly payments of Ninety-Two and 54/100 (\$92.54) Dollars each, commencing March 1, 1984; said payments to include both principal and interest and to be applied first to interest and the balance to principal;

with interest thereon from date at the rate of variable per centum per annum, to be paid: as per the terms of said note.

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, Greenville Township, on the western side of Dargan Avenue (Street), being known and designated as Lot No. 5 of the property of Talmer Cordell and James H. Campbell according to a plat thereof prepared by C. C. Jones, Engineer, in October, 1950, revised and replatted by Dalton and Neves, March, 1951, and recorded in the RMC Office for Greenville County in Plat Book 2 at Page 175, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Dargan Avenue (Street) at the joint front corner of Lots Nos. 4 and 5, which pin is 350 feet from the southwest corner of the intersection of Dargan Avenue (Street) with Florida Avenue Extension, and running thence along the joint line between said Lots Nos. 4 and 5, S. 75-47 W. 175 feet to an iron pin on the line of Welcome School property; thence along the line of Welcome School property S. 14-13 E. 85 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 6; thence along the joint line between said Lots Nos. 5 and 6, N. 75-47 E. 175 feet to an iron pin on the western side of Dargan Avenue (Street); thence along the western side of Dargan Avenue (Street) N. 14-13 W. 85 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Mark Christopher Strickland dated March 31, 1979, and recorded May 8, 1979, in the RMC Office for Greenville County in Deed Book 1101 at Page 979.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
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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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