

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 3 2 17 PM '81
SUNNYSIDE
R.M.C.

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

WHEREAS, GERARD COOKE AND DARLENE T. COOKE

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY,
P.O. Box 8, Williamston, South Carolina 29697

(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 THOUSAND EIGHT AND 04/100-----

Dollars (\$ 20,008.04) due and payable

pursuant to terms of note of even date

~~with interest thereon~~

~~with interest thereon~~

~~with interest thereon~~

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 shown on plat of property of Jerry Cooke dated February 20, 1979 drawn by Carolina Surveying Company, containing 1.00 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern edge of New Cut Road at the joint front corner of property owned by Curtis Nash and running thence along the southern side of New Cut Road S.82-40 E.50.1 feet to a point; continuing along southern edge of New Cut Road S.89-10 E.58.5 feet to a point on the southern edge of New Cut Road at the joint front corner of property owned by Maria W. Krusos, running thence with the joint line of property of said Maria W. Krusos S.12-17 W.435.5 feet to a point located on the joint property line of Maria W. Krusos; thence running N.85-10 W.95.6 feet along the joint line of property owned by Maria W. Krusos to a point located on the joint line of property owned by Maria W. Krusos and being the joint rear corner of property owned by Curtis Nash; thence running along the joint line of property of Curtis Nash N.10-38 E.432.2 feet to the point of beginning.

LESS HOWEVER that portion being 0.15 acres conveyed to Maria W. Krusos by deed dated April 11, 1980 and recorded in the R.M.C. Office for Greenville County in Deed Book 1123 at Page 965. This is the same property conveyed to the mortgagors by deed of Curtis T. Nash dated April 24, 1979 and recorded in the R.M.C. Office in Deed Book 1101 at Page 266 on April 26, 1979.

ALSO: ALL that certain piece, parcel or lot of land containing 0.15 acres, more or less, and located on the South side of New Cut Road in the County of Greenville, State of South Carolina, and being shown on plat of property or Maria W. Krusos and Gerard and Darlene Cooke, made by C.O. Riddle, RLS, on March 21, 1980, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 7Z at Page 6, and having such metes and bounds as will appear by reference to said plat.

This is the same property conveyed to the mortgagors herein by deed of Maria W. Krusos dated April 11, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1123 at Page 964.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
TAX STAMP
MAY 03 1981
\$ 08.04
PB 1123

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 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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