6551 Addicks Fairbanks Road, Houston, Texas 77941 MORTGAGE OF REAL ESTATE-FILED

420 1514 FAST 768

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENV E CO. S. C.

SEP 5 3 24 PH THE ONLY HOME STOCKES TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C

WHEREAS, James D. Cook and Tanara L. Cook

(bereinafter referred to as Mortgagor) is well and truly indebted unto Robert E. Laing and Phyllis A. Laing

(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-eight Thousand Two Hundred Eighty-five and no/100ths-Dollars \$28,285.00

with interest thereon from even date at the rate of ten (10) per centum per annum, to be paid: as set forth in said note.

WHEREAS, the Mortgagor may be reafter become indebted to the said Mortgagor 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, hing and being in the State of South Carolina, County of Greenville, shown and designated as Lot No. 24 on plat of Enoree Hills Subdivision, recorded in the RMC Office for Greenville County in Plat Book MM at Page 197 and having the metes and bounds as shown thereon.

DERIVATION: This being the same property conveyed to mortgagor herein by deed of Milton M. Shockley, Jr. as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1132, Page 678, on Addit 5, 1980.

THIS mortgage and the note secured hereby are personal to the Mortgagor, Mortgagee having made this loan based upon personal knowledge of Mortgagor, and is not transferable or assumable. Not withstanding any other provisions of said note or this mortgage any attempts to transfer the above described property without payment in full of said note and mortgage which constitute a default with remedies as set out in the note and mortgage in the event of default.

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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 such fixtures and equipment, other than the usual bousehold 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, sucrosors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described in ree 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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