

26 Pine Ridge Dr.
Greenville, SC 29605

VOL 1652 PAGE 880

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
MAR 20 1 48 PM '84

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

WHEREAS, JIMMY N. COOK AND TANKERSLEY
DORRIS E. TROUBETARIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto MAGGIE M. ROACH, BETTY R. BOEHLER AND
NANCY R. WARREN

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of Forty-Eight Thousand and No/100-----

----- Dollars (\$ 48,000.00) due and payable
in annual installments of Nine Thousand Six Hundred and No/100 Dollars (\$9,600.00) plus
interest commencing March 20, 1985 and Nine Thousand Six Hundred and No/100 Dollars (\$9,600.00)
plus interest on a like day of each and every year thereafter until paid in full.

with interest thereon from date hereof at the rate of Ten (10%) per centum per annum, to be paid: Annually.

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:

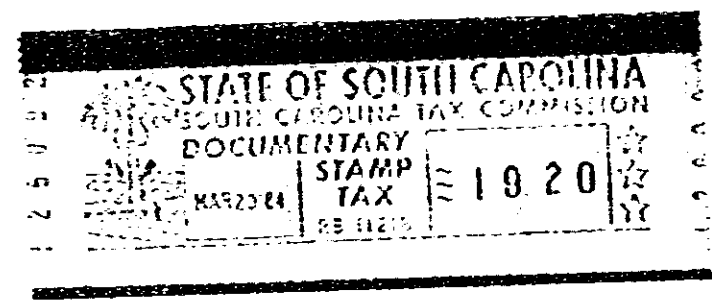
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being
in the State of South Carolina, County of Greenville, and having according to a plat entitled "Survey for
Maggie M. Roach," prepared by W. R. Williams, Jr., Engineer/Surveyor, on February 10, 1984,
being recorded in Plat Book 10-I, at Page 56, of the RMC Office for Greenville County,
South Carolina, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Grove Road and running thence with the
right of way of said road, N. 26-14 E. 177.7 feet to a point; thence turning and running
with the line of property now or formerly owned by S. C. Highway Department, S. 58-56 E.
247.8 feet to a point; thence running S. 57-38 E. 25.0 feet to a point; thence turning
and running S. 4-58 E. 82.9 feet to a point; thence turning and running N. 78-35 W. 325.6
feet to the point of beginning.

Derivation: Maggie M. Roach, et al, Deed Book 1208, at Page 518, recorded 3/20/84

The Mortgagors shall have the right to prepay the entire indebtedness, or any part thereof,
at any time or times before the due date without penalty.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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.

