

JAMES R. MANN, Attorney at Law, Greenville, S. C. 29601

BOOK 1577 PAGE 253

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.

MORTGAGE OF REAL ESTATE

NOV 11 PM '82
DONNIE S. JENKINS
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 83 PAGE 181

WHEREAS, Marie W. Cobb,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Childrens Co., Inc., 28 Howe Street, Greenville, S. C. 29601

(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

Seventeen Thousand Forty and No/100ths - - - - - Dollars (\$17,040.00) due and payable

as provided in a promissory note executed simultaneously herewith,

with interest thereon from date ~~as provided in the aforesaid note~~ as provided in the aforesaid note

*Cancelled
Donnie S. Jenkins
R.M.C.*

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 tract of land, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, on the east side of Washington Avenue, and being known and designated as a portion of Lots Nos. 17 and 18 of the Property of W. D. McBreyer, as shown in a plat thereof recorded in the R.H.C. Office for Greenville County in Plat Book J, at Page 37, and also being known and designated and more fully described, according to a plat entitled "Lease to Television Communications, Inc.", dated November 29, 1972, and prepared by Campbell & Clarkson Surveyors, Inc., and having, according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Washington Avenue, at the joint front corner of within property and property belonging to Washington Avenue Corporation, and running thence N. 38-04 E. 403.3 feet to an iron pin; running thence S. 47-07 E. 242 feet to an iron pin; thence S. 41-06 W. 136.9 feet to an old iron pin; thence N. 42-07 W. 95 feet to an iron pin; thence S. 47-51 W. 162.8 feet to an old iron pin; thence S. 16-40 W. 21.07 feet to an old iron pin; thence S. 51-57 W. 132.8 feet to an iron pin on Washington Avenue; thence with the edge of Washington Avenue, N. 26-26 W. 104.6 feet to an iron pin, the point of beginning.

The above described property is part of the same conveyed to the mortgagor herein by Roy S. Cobb by deed dated August 29, 1974, and recorded on September 11, 1974, in the R. M. C. Office for Greenville County in Deed Book 1006, Page 541, it being intended hereby to include all of said property not heretofore claimed by the S. C. Hwy. Department or deeded to Zentie O. and Rosemary B. Belcher by deed dated March 12, 1971, and recorded in the R. M. C. Office for Greenville County in Deed Book 910, Page 560.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter

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GREENVILLE CO. S.C.
NOV 14 10 56 AM '83
DONNIE S. JENKINS
R.M.C.

CONFIDENTIAL