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DAVID C. HINDLEY
REC'D

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Eliza McGaha Cox

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Traveler's Rest, Traveler's Rest, South Carolina (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 Eight Thousand Five

Hundred and no/100-----DOLLARS (\$ 8,500.00), with interest thereon from date at the rate of Nine per centum per annum, said principal and interest to be repaid:

In monthly installments of \$176.45 until paid in full; said payments to begin 30 days from date and to be applied first to interest and then to principal. Interest for the first 30 days of the loan to be paid at the time of closing.

Note and Mortgage due and payable in full at any transfer of ownership.

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, in Saluda Township being shown and designated as a portion of Tract II on Plat of the W. C. Goodwin land, dated November 22, 1887, prepared by A. L. Hardin, recorded in Plat Book A at Pages 60 and 61 in the RMC of the Greenville County Courthouse and being described, according to said plat, more particularly, to wit:

BEGINNING at a point in the center of the North Saluda River in the line of Tract I and running thence with the common line of said tracts N. 28½ W. 1,848 feet to a point; thence N. 40 W. 943.80 feet to a point; thence N. 74 W. 551.1 feet to a point; thence N. 40½ W. 1,278.4 feet more or less to a point at the joint corner of a 22 acre tract now formerly owned by Arthur E. Cox, Jr. and Mary R. Cox; thence along the common line of said tract and the within described property N. 57-10 E. 563.5 feet to an iron pin; thence S. 40½ E. 1,174.80 feet to a point; thence S. 74 E. 561 feet to a point; thence S. 40 E. 891 feet to a point; thence S. 28½ E. 2,028.18 feet to a point in the center of the North Saluda River; thence in a Southwesterly direction along the meanders of said river, to the point of beginning.

The above described property was a portion of a larger tract conveyed to Arthur E. Cox by Deed recorded in Deed Book 212 at Page 253. Arthur E. Cox died February 23, 1971 and devised the above described property to the Mortgagor by Item II of his will, a copy of which is recorded in Department 1168 File 12 in the Probate Court of Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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 household furniture, be considered a part of the real estate.

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