

Mortgagee's mailing address: 712 Richburg Road, Greenville, S. C. 29614-2087

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Russell G. Cox and Elissa W. Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto William R. Williams and Gloria H. Williams

(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 ---Thirty-seven Thousand and 00/100---

Dollars (\$ 37,000.00) due and payable

in monthly installments of \$304.20 (Three Hundred Four and 20/100 Dollars), commencing on the first day of February, 1978.

with interest thereon from date at the rate of 8-3/4 per centum per annum, to be paid: monthly

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

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the Westerly side of Selwyn Drive, near the City of Greenville, S. C., being shown as Lot No. 15 on plat of Timberlake as recorded in the R.M.C. Office for Greenville County in Plat Book BB at page 185, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Selwyn Drive, joint front corner of Lots Nos. 15 and 16, said iron pin being located 571.3 feet in a northerly direction from the northwesterly corner of the intersection of Selwyn Drive and Spartanburg Road, and running thence along the westerly side of Selwyn Drive, N. 5-44 W. 90 feet to an iron pin, joint front corner of Lots No. 14 and 15; thence along the common line of said lots, S. 84-16 W. 240 feet to an iron pin; thence S. 5-44 E. 90 feet to an iron pin, joint rear corner of Lots Nos. 15 and 16; thence along the common line of said lots, N. 84-16 E. 240 feet to an iron pin, the point of beginning.

Being the same property conveyed unto the mortgagors herein by deed from Charles H. Anderson, A/K/A C. H. Johnny Anderson, of even date, to be recorded herewith.

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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 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.

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