

Mortgagee's Address:

50 Box 498
Marietta SC 29661

BOOK 1504 PAGE 91

FILED
MORTGAGE OF REAL ESTATE
10451 DEED SPT
MARGUERITE COX WADDELL
522.2-1-26 DCHN
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OFFICES of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MARGUERITE COX WADDELL

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

WHEREAS, the Mortgagor is well and truly indebted unto MATTIE SUE M. COX

(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-THREE THOUSAND FOUR

HUNDRED AND NO/100 ----- DOLLARS (\$ 23,400.00), with interest thereon ~~XXXXXX~~ at the rate of 12% per centum per annum, said principal and interest to be repaid: no later than October 5, 1980, with interest from maturity at the rate of twelve per cent per annum.

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, situate on the westerly side of Hartcut Road (formerly known as Marietta Road) being shown as the western portion of Tract 2 as shown on plat of the Property of the Estate of Susan Cox, recorded in Plat Book D at pages 14 and 15 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in center of Hartcut Road, common line of Tracts 1 and 2 as shown on said plat, and running thence with Hartcut Road, the traverses of which are as follows: S 44-30 W 220 feet; S 50-38 W 316 feet; S 35-37 W 242 feet and S 6-30 W 497 feet, to point in center of said road on the common line of Tract 2 and William Cox property as shown on said plat; thence along line of property now or formerly of William Cox N 77-10 W 1,696.5 feet, more or less, to stone, corner of lands now or formerly of Harvey Cleveland as shown on said plat; thence N 6-55 E 2,120 feet to stone, corner of Tract 1; thence with line of Tract 1, S 54-20 E 2,432 feet to point of beginning.

LESS, HOWEVER, a conveyance made to Cox Chapel for cemetery tract containing 2.5 acres and a tract containing 27/100th of an acre adjoining said cemetery tract and also conveyed to Cox Chapel; and LESS 2 acres described in deed recorded in Deed Book 1108 at page 710 and shown on plat recorded in Plat Book 7-L at page 16, all of which is shown as Lot 25, Block 1, Sheet 522.2 on the Greenville County Tax Maps.

LESS, HOWEVER, 8.13 acres described in deed recorded in Deed Book 1116 at page 944 and being also shown on plat recorded in Plat Book 7-S at page 72, all of which is also shown as Lot 26.1, Block 1, Sheet 522.2 on the Greenville County Tax Maps." (SEE BELOW)

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.

This is the same property conveyed to the mortgagor by the mortgagee, to be recorded herewith.

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