FILED GREENVILLE, CO. S. C.

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STATE OF SOUTH CAROLINA COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

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DONNIE S. TANKERSLEY

R. M.C.

WHEREAS, I, Winston S. Cox

hereinifter referred to as Mortgagar) is well and truly indebted unto Southern Bank and Trust Company

(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

Six Thousand, One Hundred Sixteen and 40/100 - - - Dollars & 6,116.40 | Educated provide

in SIXTY (60) MONTHLY installments of \$101.94 per month, all payable on the same day of each successive month commencing May 15, 1977

with interest thereon from Maturity

at the rate of 8%

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 turther sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account in the Mortgagor, and also in consideration of the further sum of Three Dollars (5) (4) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold Mortgagor at and before the scaling 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 Mortgagor, 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, about one and one-half miles East of Highway No. 25 and N. 5-30 W. 319 feet North of Highway No. 414 and on the West side of the Cool Springs Church Road and having the following metes and bounds, to wit:

BEGINNING on a nail in the center of said Cool Springs Church Road at a point N. 5-30 West 319 feet from the center of Highway No. 414 and runs thence with the said road, North 1-40 East 265 feet to a nail in center of said road; thence N. 79-10 West 20 feet to an iron pin on the West bank of the road; thence continuing with the same course for a total distance of 225 feet to an iron pin; thence South 12-44 West 177 feet to an iron pin; thence South 62-05 East 286 feet to the beginning nail (iron pin back on line at 23 feet) and containing 1.24 Acres, more or less.

This being the same property conveyed to Winston S. Cox by deed of William Robert Cox dated April 4, 1962 and recorded on April 16, 1962 in the RMC Office for Greenville County in Deed Book 696, at page 288.

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This mortgage is junior in lien toone held by Southern Bank & Trust Company, Travelers Rest, S. C., recorded in Mortgage Book 1351, page 245.

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Together with all and singular rights, members, hereditaments, and appartenances 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 hating, plumling, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties have a 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof (CONTINUED ON NEXT PAGE)

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