

Beginning at a stake in common line of property of grantors and Mrs. Florence Cox, which stake is 10 ft. in a northerly direction, measuring at right angles from right-of-way of C. & W. C. Railway; and running thence in a southerly direction along the line of property of Mrs. Florence Cox a distance of 10 feet to the right-of-way of the C. & W. C. Railway; thence along said right-of-way in a westerly direction 86 1/2 feet to stake at corner of other property of T. A. Cox and Leola Cox; thence in a northerly direction 20 feet, measuring at right angles from said railroad right-of-way to a stake; thence by a strait line 90 feet, more or less, to beginning.

This is what remains of a parcel of land conveyed to Mr. and Mrs. Cox by Wallace Stewart by a deed dated Oct. 16, 1946, recorded in Deed Book 300, Page 415, and in making this conveyance it is represented and certified that the "Mrs. T. A. Cox" referred to in the Stewart deed is the same person as the Leola Cox who is one of the grantors in the deed from T. A. Cox and Leola Cox to Jack R. and Ruby Thackston. That said deed is executed concurrent with the execution and delivery of this mortgage and this obligation is made to secure funds with which to pay a balance due on the purchase price.

The above described land is _____ the same conveyed to _____ by _____
on the _____ day of _____
19 _____ deed recorded in the office of Register of Mesne Conveyance
for Greenville County, in Book _____ Page _____

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

Farmers Bank of Simpsonville, its successors

Heirs and Assigns forever.

And **we** do hereby bind **ourselves and our** Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, **its successors** Heirs and Assigns, from and against **and our** Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And **we**, the said mortgagor, agree to insure the house and buildings on said land for not less than **Three Thousand (\$3000.00)** Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event **we** shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if **we** the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.