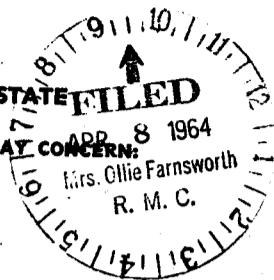


STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



BOOK 954 PAGE 495

WHEREAS, We, Roy Cox and Hildreth Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville

(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 Eleven Hundred Fifteen and 54/100 -- Dollars (\$1,115.54) due and payable

six months after date

with interest thereon from date at the rate of 7 per centum per annum, to be paid: Semi-annually, in advance

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 the Town of Simpsonville, located on the southwestern side of the C&WC Railroad, containing slightly less than two acres and being what remains of a tract conveyed to Florence B. Cox and Mae Cox by Lottie Thackston by deed dated November 29, 1943 and recorded in Deed Book 258 at page 365. According to said Thackston deed, it begins at a stake on the southwestern side of Trade Street (erroneously referred to as Maple Street in the deed) and runs thence S. 2 1/2 E. 5.25 chains to a stone on terrace; thence S. 66 1/2 W. 5.00 chains to a stone; thence N. 2 E. 3.00 chains to a stone in road; thence N. 65 1/2 W. 2.00 chains to a stone; thence N. 2 1/4 W. 2.72 chains to a stone; thence N. 7 1/2 E. 2.75 chains to the beginning corner, EXCLUDED HOWEVER on this course and distance description is a lot conveyed by Florence B. Cox and Mae Cox and Nancy Ann Cox to Jas. William Cox by deed recorded in Deed Book 441 at page 482.

This property is the same as conveyed to mortgagors by deed from Florence B. Cox to Hildreth W. Cox and Roy Cox by deed recorded in Deed Book 737 at page 532 in the Greenville County R. M. C. Office.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

PAID IN FULL, DATE \_\_\_\_\_  
The Farmers Bank of Simpsonville  
Simpsonville, S. C.

Per \_\_\_\_\_  
President - Cashier

Witness \_\_\_\_\_

SATISFIED AND CANCELLED OF RECORD

DAY OF \_\_\_\_\_ 1964

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 1:30 O'CLOCK P. M. NO. 24157