

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MAR 5 2 20 PM 1965 MORTGAGE OF REAL ESTATE

BOOK 958 PAGE 5

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FAIRBORTH
R.M.C.

WHEREAS, Roy Earl Coker,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. C. Cox, Jr.

(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 Two Thousand Two Hundred Nine and 80/100

-----Dollars (\$2,209.80) ----- due and payable

at the rate of Sixteen and no/100 Dollars per Month, principal and interest, beginning March 1, 1965.

with interest thereon from date at the rate of six 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, being a lot of the southwestern corner of the E. R. Coker home place. Land being situated on the East side of the Woodville-Sandy Springs road having the following courses and distances as shown by plat made by C. O. Riddle, Surveyor, dated July 10, 1963, to-wit:

BEGINNING at an iron pin on the E. R. Coker line and joint corner of the Lettu lot; thence with Lettu line N. 58-40 W. 218.8 feet to point in center of Woodville Road, I. P. 6.6 feet from end of culvate; thence along center of said road N. 21-05 E. 201.7 feet to nail in center of road. Iron Pin on East side of road 27.1 feet thence along new line S. 47-13 E. 200.6 feet to iron pin; thence S. 11-34 W. 171.1 feet to beginning corner. Containing Eighty-four one hundredths (84/100) of one acre. Bounded on North and East by land of E. R. Coker, on the South by Lettu land, on the West by Country Road.

This being a piece of that same land conveyed to E. R. Coker by W. B. Coker in his deed dated January 4, 1949 and recorded in Book 369, page 275 in the R.M.C. office for Greenville County.

This is the identical lot conveyed to the mortgagor herein by deed of the said E. R. Coker dated July 18, 1965 to be recorded herewith.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 75 PAGE 105

SATISFIED AND CANCELLED OF RECORD

27 DAY OF FEBRUARY 1965
Denniceal F. ...
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:37 O'CLOCK P.M. NO. 10480