MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

Mortgagee's mailing address: P.O. Box 4157 PP
Greenville, S.C. 29608

MAR 7 10 56 AM '83

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: TWEEDIE B. COX AND WINSTON S. COX

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

WHEREAS, the Mortgagor is well and truly indebted unto NANCY B. MANN

(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 Five Thousand and no/100ths ---------- DOLLARS ($ 25000.00),

with interest thereon from 3-1-84 at the rate of 25% per centum per annum, said principal and interest to be repaid:

Principal indebtedness of $25000.00 shall be due and payable on or before March 1, 1984. In the event that said amount is not paid on or before March 1, 1984, interest shall be added at the rate of 25% to be compounded and paid monthly, until the entire principal and interest is paid in full.

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,

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Saluda Township, about one and one-half miles east of Highway No. 20 and N 5-30 W 319 feet north of Highway No. 414 and on the West side of Cool Springs Church Roadm and being a part of the same land conveyed to William Robert Cox from W. S. and Ella S. Cox, October 24, 1952, recorded in the Office of the RMC for Greenville County in Deed Book 471 at Page 168 and having the following courses and distances, to-wit:

BEGINNING on a nail in the center of Cool Springs Church Road at a point N 5-30 W 319 feet from the center of Highway No. 414 and runs thence with the said road N 1-40 E 265 feet to a nail in center of said road; thence N 79-10 W 20 feet to an iron pin on the west bank of the road, then continuing with the same course for a total distance of 225 feet to an iron pin; thence S 12-44 W 177 feet to an iron pin; thence S 62-05 E 296 feet to the beginning nail (iron pin on line ar 23 feet containing 1 and twenty-four hundredths (1.24) acres, more or less). See plat recorded in Plat Book AAA at Page 51-B in the Office of the RMC for Greenville County.

This is the same property conveyed to the Mortgagors by deed of William Robert Cox, recorded April 16, 1962 in the Office of the RMC for Greenville County in Deed Book 696 at Page 288.

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.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
MAR 1983 10.00

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