

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE S.C.

BOOK 1191 PAGE 119

MORTGAGE OF REAL ESTATE

MAY 10 4 35 PM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS We, James C. Foxx and Mary B. Foxx

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Southern Bank and Trust Company, Piedmont, S. C.

(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

Four thousand three hundred forty-eight and 65/100 ---Dollars (\$ 4,348.65) due and payable

in monthly installments of \$74.00 each, including principal and interest; the first of
these installments being due and payable on May 15, 1971, with a like sum payable on
the corresponding day of each and every calendar month thereafter until the whole of
said debt is paid in full.

with interest thereon from date at the rate of 7 1/2 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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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

All that piece, parcel or lot of land with the improvements
thereon, situate, lying and being in the Piedmont Manufacturing Company Village
in or near the Town of Piedmont, Greenville County, South Carolina, and being
more particularly described as Lot No. 89, Section 4, as shown on a plat entitled
"Property of Piedmont Mfg. Co., Greenville County," made by Dalton & Neves,
February, 1950; Sections 3 and 4 of said plat are recorded in the R. M. C. Office
for Greenville County in Plat Book Y, at pages 2 - 5, inclusive, and pages 6 - 9,
inclusive, respectively. According to said plat, the within described lot is also
known as No. 2 Hammett Street (Avenue) and fronts thereon 115 feet.

This is the same property conveyed to James C. Foxx and
Mary B. Foxx by deed of Milford O. Howard and Helen T. Howard, said deed
recorded in Office of RMC for Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.