STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

 $\mathcal{C}_{\text{CS}} \sim \text{MORTGAGE OF REAL ESTATE}$

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

CLARA B. COX

(hereinafter referred to as Mortgagor) is well and truly indebted unto

DEMPSEY REAL ESTATE CO., INC.,

thereinafter 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 Seventeen Thousand

One Hundred Sixty Three and 34/100 -

Dollars (\$17,163.34 ---) due and payable

on February 2, 1979,

with interest thereon from date hereon at the rate of Eight (8) per centum per annum, to be paid: Annually

WHEREAS, the Mortgagor may bereafter 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 Mertgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mertgagor may be included to the Mertgagor at any time for advances made to or for his account by the Mertgagor, and also in consideration of the further sum of Three Dellars (\$3.00) to the Mertgagor in hard well and truly gaid by the Mertgagor at and before the sealing and delivery of these presents, the record to where f is hereby achowledged, has granted, becaused, sold and released, and by these presents does grant, bargain, sell and release unto the Mertgagor, its successors and assigns:

"ALL that certain piece, parcel or let of land, with ill unique we must thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern side of Old Easley Bridge Road, being shown and designated as Lot No. 5 on a plat of YOWN ESTATES made by Dalton & Neves Co., Engineers, dated March, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4N, Page 65, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Old Easley Bridge Road at the joint front corners of Lot Nos. 5 and 6 and running thence with the common line of said lots, S. 35-16 E. 180 feet to an iron pin; thence along the rear lines of Lot Nos. 12 and 13, S. 54-44 W. 100.4 feet to an iron pin; thence along the line of Lot No. 4, N. 35-16 W. 181.3 feet to an iron pin on Old Easley Bridge Road; thence along the southeastern side of Old Easley Bridge Road, N. 55-29 E. 100.4 feet to an iron pin, the beginning corner.

This property is subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

This is the same property conveyed to the Mortgagor herein by deed dated <u>Duantic 1,1978</u> recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book <u>1093</u>, at Page 100 if y Deed of Dempsey Krat Estate Co., Clac.

The lien created by this Mortgage is junior and subordinate to and subject to the terms and conditions of that certain Mortgage given by Clara B. Cox to Carolina Federal Savings and Loan Association of Greenville, said Mortgage dated <u>Occember 4.12.78</u> and recorded in the R.M.C. Office for Greenville County, South Carolina, in REM Book 1452 at Page 61.

DECUMENTARY STAMP CO. 33 P.S. 11218 CO. 33 P.S. 11218

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Together with all and singular rights, members, hered timents, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner, at being the intention of the parties hereto that all r ch 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 premies unto the Mortgagee, its heirs, success its and assigns, forever,

The Mortgagor covenants that it is livefully socied of the premises hereinabove described in recomple absolute, that it has good right and is lawfully authorized to sell, convey or enumber the same, and that the premises are free or how in 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsever lawfully claiming the same or any part thereof.

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