

MORTGAGE OF REAL ESTATE—Mann, Foster,

SEP 3 9 35 AM 1968
Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. MORTGAGE OF REAL ESTATE

BOOK 1102 PAGE 05

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. H. COX

(hereinafter referred to as Mortgagor) is well and truly indebted unto PUCKETT BROTHERS, INC.

(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 and No/100---
Dollars (\$ 2,000.00) due and payable

on or before six (6) months after date, with the privilege to anticipate payment of part or all at any time,

with interest thereon from date at the rate of Six per centum per annum, to be paid: semi-annually

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 Gantt Township, situate, lying and being near Conestee, containing 20.25 acres, more or less, and having, according to a plat of survey made by W. J. Riddle, the following metes and bounds, to-wit:

Beginning at an iron pin, corner of tract of land formerly owned by Charles and Foster, and running thence S. 29 E. 25 chains to an iron pin 3x; thence N. 42-30 E. 5 chains to an iron pin 3x; thence N. 17-40 W. 26.60 chains to stake 3x; thence N. 69-1/4 W. 3.99 chains to an iron pin 3 x; thence S. 23-05 W. 9.28 chains to the beginning corner.

The above-described property is the same conveyed to the mortgagor herein by the mortgagee herein by deed of even date herewith to be recorded, and this mortgage is given to secure payment of a portion of the purchase price.

Together with all and singular rights, members, hereditaments, 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; 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 16 PAGE 132

SATISFIED AND CANCELLED OF RECORD
17 DAY OF May 1973
Dennie J. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 6:10 O'CLOCK P. M. NO. 2072