

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, G. F. SMITH and PAULINE H. SMITH,
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto R. E. Cox

(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 Three Thousand One Hundred and No/100 (\$3,100.00)-----DOLLARS (\$ 3,100.00), with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid: in monthly installments of One Hundred and No/100 (\$100.00) Dollars each; the first payment to be made on July 12, 1969 and payments to be made on the twelfth (12th) day of each and every month thereafter until paid in full. Payments to be applied first to the payment of interest and the remainder to principal.

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 ~~these~~ these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns: "All ~~not~~ certain piece[s] or lot[s] of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township and being shown and designated as Lots No. 20 and 40 on plat of Estate of Vance Edwards, made by Dalton and Neves, Engineers, recorded in the RMC Office for Greenville County, South Carolina in Plat Book P, Pages 128 and 129 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Wade Hampton Boulevard (U. S. Highway 29) thence running N 42-52 E 135 feet to the joint front corner of Lots 20 and 21; thence S 47-08 E 208.7 feet; thence S 42-52 W 35 feet; thence S 47-08 E 350 feet to an iron pin on Ridge Street joint front corner of Lots 41 and 40; thence S 42-52 W 100 feet; thence N 47-08 W 558.7 feet to the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed recorded in Deed Book 419, Page 171.

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 profit, 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 part of the real estate.