

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

OCT 29 9 31 AM '71  
 OLLIE FARNSWORTH  
 R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN: I,  
 Carrie Minton Goodwin

WHEREAS Carrie Minton Goodwin

(hereinafter referred to as 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 Two Hundred Seventy Five & no/100 - - (\$275.00).  
 Dollars (\$ 275.00 ) due and payable  
 \$15.00 on November 26, 1971 and a like payment of \$15.00 on the 26th day of

each month thereafter until paid in full. Said payments to be applied first to interest and then to principal.

with interest thereon from date at the rate of 8% 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 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, near the City of Greenville, situated on the Southern side of Colonia Avenue, being shown and designated as a portion of Lot No. 2 of Block 'W' on plat of Riverside recorded in Plat Book K at pages 281 - 283, and also shown as Lot 3, Block 10, page 147, of the County Block book, and being more particularly described as follows:

BEGINNING at an iron pin on the southern side of Colonia Avenue, at the joint corner of Lots # 1 and 2, of Block W, which point is 250 feet East of the south-east corner of Marion Street and Colonia Avenue, and running thence S.10-15W. 56.4 feet to an iron pin in line of property now or formerly owned by Hendrix; = thence with the Hendrix line, S. 79-57 E. 125 feet to an iron pin; thence N. 10-15 E. 54 feet to an iron pin; on Colonia Avenue; thence with the southern side of Colonia Ave, N 79-57 W. 125 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by deed recorded in Book of Deeds 213 at page 321.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, 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.