

FILED #10-18<sup>th</sup> ST. GREENVILLE SC 29651  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
APR 17 8 52 AM '81  
COUNTY OF Greenville  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE BOOK 1533 PAGE 599

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Albert A. Cox and Debra Ann Cox

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

(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 ---Nine Thousand and NO/100---

Dollars (\$ 9,000.00 ) due and payable

in monthly installments of \$100.00 each, first payment due May 5, 1981, and to continue on the same day of each and every month thereafter until paid in full;

with interest thereon from date at the rate of -8- per centum per annum, to be paid: in said installments

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:

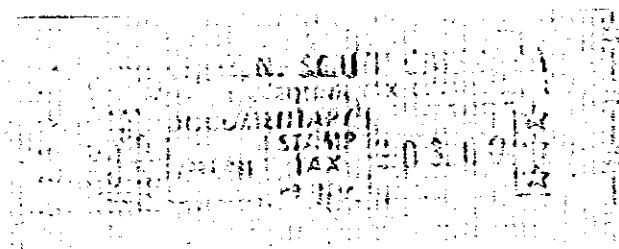
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, lying at the intersection of Pennsylvania Avenue and P & N Railway, as shown on plat prepared by H. S. Brockman, dated April 3, 1934. and having the following metes and bounds:

BEGINNING at concrete block, center of said Ave. and runs thence N. 27-00 E. 75.5 feet along line of lot owned by said RR to a stake on the right of way of said RR; thence along right of way, N. 78-58 W. 194 feet to an iron pin in center of said Ave., thence therewith S. 56-14 E. 188 feet to the beginning corner.

AND ALSO, all that piece, parcel and lot of land, adjacent to the above described premises, in said Township, County and State, and described as follows:

BEGINNING at a point on the north line of said Ave. at its intersection with a southwest corner of RR property, said point also located on the northwest line of Road S-23-883, if extended in a northeasterly direction; running thence northeastwardly along the extension of the northwest line of Road S-23-883, approximately 47.0 feet to a point 42.5 feet south of, as measured at right angles, from the center line of RR main track; thence eastwardly parallel with the center line of said main track, 105 feet; thence southwestwardly approximately 70.0 feet to a point on the south line of RR property; thence westwardly along the south line of RR, approximately 43.0 feet to a point on the north line of said Avenue; thence westwardly along the north line of said Ave., approximately 58.0 feet to the beginning.

This is that same property conveyed to Mortgagors by Mortgagee by deed to be recorded herewith.



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Together with all and singular rights, members, hereditaments, 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.

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