

MORTGAGE OF REAL ESTATE - Laws & Daniel, 300 E. Coffee St,
Greenville, South Carolina 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
S. C. MORTGAGE OF REAL ESTATE

BOOK 1516 PAGE 166

FILED
11 15 AM '81
ALL WHOM THESE PRESENTS MAY CONCERN:

DENNIS P. COX

WHEREAS, Dennis P. Cox and Julie P. Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto Henry S. Falls and Zora B. Falls

(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 Twenty five thousand and 0/100's

----- Dollars (\$ 25,000.00) due and payable
in equal monthly installments for a period of twelve years

with interest thereon from even date at the rate of 10% 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, on the northern side of Circle Street, Slater, South Carolina, known and designated as lot 2, Block F on plat of property of Slater Manufacturing Company, Slater, South Carolina, by Pickell and Pickell, Engineers, Greenville, SC dated July 31, 1951, revised August 23, 1951 and recorded in the RMC Office of Greenville County in Plat Book AA at page 121 and having according to said plat, the following metes and bounds, to wit:

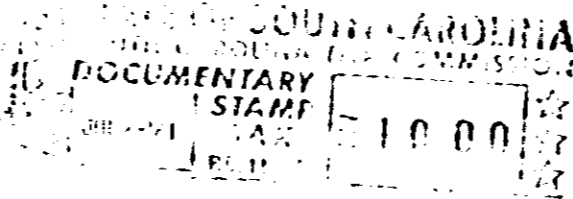
BEGINNING at an iron pin on the Northern side of Circle Street at the joint front corner of Lots 2 and 3 and running thence with the common line of said two lots N. 27-18 E. 127.4 feet to an iron pin on the Southern side of an unnamed street; thence with the Southern side of said unnamed street S. 74-00 E. 55.1 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence with the common line of said two lots S. 7-11 W. 131 feet to an iron pin on the Northern side of Circle Street; thence with the Northern side of Circle Street N. 71-34 W. 100 feet to an iron pin, the point of beginning.

This conveyance is subject to all easements, restrictions, covenants or rights of way either of record or on the ground. Particularly those restrictions recorded in RMC of Greenville County in Deedbook 227, at page 1.

The mortgagor's address is 2 Circle Street, Slater, South Carolina 29683

Mortgagor's to maintain fire and casualty insurance in sufficient amount to cover the balance due on the note for purchase price executed of even date. Mortgagee's to be named the loss payee therein.

This being the same property conveyed to the mortgagors herein by deed of Henry S. Falls and Zora B. Falls, of even date, recorded in the RMC office of Greenville County herewith at Book 1151 at page 207



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.

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