

STATE OF SOUTH CAROLINA MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
OCT 5 1986
2 42 PM '81
TANKERSLEY
R.M.C.

WHEREAS, Calvin N. Cox and Martha C. Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. H. Stokes and Roy Farnham

(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 Sixty Thousand and no/100-----
-----Dollars (\$60,000.00) due and payable

September 30, 1986

with interest thereon from Oct. 1, 1981 at the rate of 14% per centum per annum, to be paid: 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 Bates Township, Travelers Rest, being shown on a plat of property of C. B. Goodlett made by W. J. Riddle on the 26th day of March, 1951, said lot of land being more completely described as follows:

BEGINNING at an iron pin on the Geer Highway at front corner of Coleman Hospital property and running thence along the Coleman Hospital property S. 35-10 W. 210.0 feet to an iron pin on main line of right of way of G & N Railway; thence along said main line of the G & N Railway right of way, N. 29-32 W., 97.5 feet to an iron pin; thence N. 35-10 E. 183.4 feet along other property of C. B. Goodlett to an iron pin on Geer Highway; thence along Geer Highway S. 47-00 E., 80.0 feet to an iron pin, the beginning point.

THIS being the same property conveyed to the mortgagors herein by deed of T. H. Stokes and Roy Farnham dated September 30, 1981 and recorded in the RMC Office at Deed Book 1156, Page 250.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
OCT-31 TAX 24.00
RB.11213

GCTO
OC 581
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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 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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