

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D FILED
CO. S. C.
2 43 PM '81
TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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 Ten Thousand Six Hundred Thirty and 33/100-----
-----Dollars (\$10,630.33) due and payable

September 30, 1982

with interest thereon from October 1, 1981 the rate of 14% per centum per annum, to be paid:

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, Saluda Township, containing 3.42 acres, more or less, and located on the northerly side of Highway 414, approximately 2 1/2 miles from Tigerville, and being described as follows:

BEGINNING at a point in the center of Highway 414 at corner of property of Boyd R. Reece and Mildred E. Reece and running through Highway 414 in a northeasterly direction 200 feet, more or less, to a point where Campbell Mill Road intersects with Highway 414; thence in a northerly direction 540 feet, more or less, through Campbell Mill Road to a point; thence through a County Road in a northwesterly direction 243.4 feet, more or less, to a point; thence in a southwesterly direction 396 feet, more or less, to a point; thence in a southeasterly direction 537.90 feet, more or less, to the point of beginning.

THIS conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat (s) or on the premises.

THIS being the same property conveyed to the grantors herein by deed of J. C. Nicoll, et al., dated October 20, 1970 and recorded in the RMC Office for Greenville County at Deed Book 900, Page 643.

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OC 581
060

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
OCT-82
TAX
RE. 11215
04.28

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.

DO 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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