

MORTGAGE OF REAL ESTATE

Address of Mortgagee:
P. O. Box 608
Greenville, S. C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3:21 PM '82
JOHN W. BARNERSLEY
S.M.L.

MORTGAGE OF REAL ESTATE

BOOK 1562 PAGE 231

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Harold T. Cox and James Monroe Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina, as Executor and Trustee under the Will of Lila U. Clark

(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 fifteen thousand and no/100-----

-----Dollars (\$ 15,000.00) due and payable at the rate of \$349.03 per month until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due March 1, 1982, and the remaining payments to be due on the first day of each and every month thereafter until paid in full, with the right to anticipate payment in full at any time without penalty, with interest thereon from this date at the rate of fourteen 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 parcel, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, being in~~
~~XXXXXX~~

An undivided one-half interest in the following described real estate, being the same one-half interest in said real estate conveyed by the mortgagee to the mortgagors this date:

All of that certain piece, parcel or lot of land on Coffee Street, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, and being described as follows:

BEGINNING at a stake 3 x on said Gilreath's back line and running thence N. 72 W. 52 1/6 feet to A. M. Hill's line; thence S. 23 W. 152 1/2 feet to Coffee Street; thence with said Coffee Street S. 71 2/3 E. 58 1/2 feet to a stake 3x; thence 154 1/2 feet to the beginning corner.

The property described herein is also known as 224 West Coffee Street.

See also Block book: Sheet 2, Block 2, Lot 7.

This is a purchase money mortgage and the said undivided one-half interest in the above described property is the same conveyed by the mortgagee herein to the mortgagors herein by deed dated this date and to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF COMMON PLEAS, GREENVILLE, SOUTH CAROLINA
DOCUMENTARY
STAMP
MAY 10 1982

400 8 19731801

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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